BOARD OF COUNTY COMMISSIONERS LAND USE MEETING/PUBLIC HEARING

TUESDAY, NOVEMBER 18, 2025

AGENDA

Tuesday, November 18, 2025 **3:00 PM** **Hearing Room**

3:00 PM

1. Call to Order

a. Pledge of Allegiance

b. Attorney Certification of Agenda

c. Commissioners Disclosure for Items on This Agenda

2. Land Use Meeting Agenda Items

No Items Submitted

3. Public Hearing Agenda Items

a. Sterling Ranch Planned Development, 13th Amendment - Major Planned Development Amendment - Project File: ZR2025-009 - Request for Continuance.
Brett Thomas, AICP, Chief Planner — *Department of Community Development*

Attachments: Cover Page
ZR2025-009 - Request for Continuance

To be Continued to November 25, 2025 at 2:30 p.m.

b. Range Metropolitan Districts Nos. 1-3 - Service Plan 1st Amendment - Project File: SV2025-007 - Request for Continuance.
DJ Beckwith, Principal Planner — *Department of Community Development*

Attachments: Cover Page
Staff Report - SV2025-007
Continuance Request - SV2025-007

To be Continued to December 9, 2025 at 2:30 p.m.

c. 9560 S. East Cherry Creek Road - Use by Special Review for Horse Riding Lessons - Project File: US2025-003.
Heather Scott, AICP, Principal Planner — *Department of Community Development*

Attachments: Cover Page
Staff Report - US2025-003

d. Bears Den Rural Site Plan, 2nd Exemption, Lot 16B - Use by Special Review for a Kennel - Project File: US2025-012.
Trevor Bedford, AICP, Senior Planner — *Department of Community Development*

Attachments: Cover Page
Staff Report - US2025-012

e. Resolution Supplementing the 2025 Adopted Budget for the County of Douglas, Colorado to Recognize New Revenues Received since Annual Budget Adoption, Appropriate Restricted, Committed, Assigned, and Unassigned Fund Balances in the Amount of $41,347,950.
Kim Hirsch, Asst. Budget Director — *Budget*

Attachments: Cover Page
November Supplemental Upload

4. Adjournment

The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, November 25, 2025 @ 2:30 p.m.

MEETING DATE: November 18, 2025

STAFF PERSON RESPONSIBLE: Brett Thomas, AICP, Chief Planner

DESCRIPTION: Sterling Ranch Planned Development, 13th Amendment - Major Planned Development Amendment - Project File: ZR2025-009 - Request for Continuance.

SUMMARY: The request is for a continuance of the hearing on the application to November 25, 2025 at 2:30 p.m.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	11/5/2025
Steven E Koster	Approve	11/5/2025
Jeff Garcia	Approve	11/12/2025
Christie Guthrie	Approve	11/13/2025
Doug DeBord	Approve	11/13/2025
Samantha Hutchison - FYI	Notified - FYI	11/13/2025

ATTACHMENTS:

Cover Page
ZR2025-009 - Request for Continuance

MEETING DATE: November 18, 2025

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Jeff Garcia	Approve	11/12/2025
Christie Guthrie	Approve	11/13/2025
Doug DeBord	Approve	11/13/2025

ATTACHMENTS:

ZR2025-009 - Request for Continuance

DOUGLAS COUNTY
COLORADO

Planned Development Major Amendment Staff Report

Date:	November 12, 2025
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager
From:	Terence T. Quinn, AICP, Director of Community Development TQ
CC:	Brett Thomas, AICP, Chief Planner Curtis J. Weitkunat, AICP, Long Range Planning Manager Steven E. Koster, AICP, Assistant Director of Planning Services
Subject:	**Sterling Ranch Planned Development, 13th Amendment**
Project File:	**ZR2025-009**

Planning Commission Hearing:	**November 3, 2025 @ 6:00 p.m.**
Board of County Commissioners Hearing:	**November 18, 2025 @ 2:30 p.m.**

The applicant has requested a continuance of the hearing on this application to November 25, 2025, at 2:30 PM. The continuance request is attached.

STERLING RANCH
DEVELOPMENT

Nov.11, 2025
Douglas County
Department of Community Development
100 Third Street
Castle Rock, Colorado 80104

Re: Sterling Ranch Planned Development 13th Amendment ZR2025-009 Request for Change of Date for Public Hearing.

To Whom It May Concern:

The Sterling Ranch Planned Development 13th Amendment ZR2025-009 is currently scheduled for the Board of County Commissioner's Public Hearing on November 18th 2025. Sterling Ranch would like to request a change of date to allow the applicant time for additional outreach and research. Sterling Ranch is requesting that the hearing date for the 13th Amendment be changed to the Board of County Commissioner's Hearing that will be held on November 25th, 2025.

Thank you for your consideration of this request.

Respectfully,

Susan Beckman

Susan Beckman
Zoning Director
Sterling Ranch Development Company

MEETING DATE: November 18, 2025

STAFF PERSON RESPONSIBLE: DJ Beckwith, Principal Planner

DESCRIPTION: Range Metropolitan Districts Nos. 1-3 - Service Plan 1st Amendment - Project File: SV2025-007 - Request for Continuance.

SUMMARY: The request is for a continuance to December 9, 2025 at 2:30 p.m.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	10/21/2025
Kati Carter	Approve	10/21/2025
Jeff Garcia	Approve	10/28/2025
Christie Guthrie	Approve	10/28/2025
Doug DeBord	Approve	10/30/2025
Samantha Hutchison - FYI	Notified - FYI	10/30/2025
Terence T Quinn - FYI	Notified - FYI	11/5/2025
Kati Carter	Approve	11/5/2025
Jeff Garcia	Approve	11/12/2025
Christie Guthrie	Approve	11/13/2025
Doug DeBord	Approve	11/13/2025
Samantha Hutchison - FYI	Notified - FYI	11/13/2025

ATTACHMENTS:

Cover Page
Staff Report - SV2025-007
Continuance Request - SV2025-007

MEETING DATE: November 18, 2025

STAFF PERSON RESPONSIBLE: DJ Beckwith, Principal Planner

DESCRIPTION: Range Metropolitan Districts Nos. 1-3 - Service Plan 1st Amendment - Project File: SV2025-007 - Request for Continuance.

SUMMARY: The request is for a continuance to December 9, 2025 at 2:30 p.m.

REVIEW:

Kati Carter	Approve	10/21/2025
Jeff Garcia	Approve	10/28/2025
Christie Guthrie	Approve	10/28/2025
Doug DeBord	Approve	10/30/2025
Kati Carter	Approve	11/5/2025
Jeff Garcia	Approve	11/12/2025
Christie Guthrie	Approve	11/13/2025
Doug DeBord	Approve	11/13/2025

ATTACHMENTS:

Staff Report - SV2025-007
Continuance Request - SV2025-007

DOUGLAS COUNTY
COLORADO

Service Plan Staff Report

Date:	November 6, 2025
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager
From:	Terence T. Quinn, AICP, Director of Community Development TQ
CC:	DJ Beckwith, Principal Planner Lauren Pulver, Planning Supervisor Kati Carter, AICP, Assistant Director of Planning Resources
Subject:	**Range Metropolitan District Nos. 1-3 – First Amendment**
Project File:	**SV2025-007**

Planning Commission Meeting:	**October 20, 2025 @ 6:00 p.m.**
Board of County Commissioners Hearing:	**November 3, 2025 @ 2:30 p.m.**
Board of County Commissioners Hearing:	**November 18, 2025 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The request is for approval of a First Amendment (Amendment) for the Range Metropolitan Districts Nos. 1, 2, & 3 (Districts) Service Plan.

The purpose of the Amendment is to change the source of water identified in the service plan for the Districts from a central well to water provided by Dominion Water and Sanitation District (Dominion) and to increase the number of lots served by the Districts to 550 lots, as allowed in the Range Planned Development (PD). The proposed Amendment also identifies the Districts' ability to form one or more special improvement districts (SID) as allowed by Colorado Revised Statutes (C.R.S.) Section 32.

At a public meeting on October 20, 2025, the Planning Commission (PC) recommended approval of the Amendment by a vote of 7-1.

II. APPLICATION INFORMATION

A. Applicant

Range Metropolitan District Nos. 1-3
2154 East Commons Avenue, Suite 2000
Centennial, CO 80112

B. Applicant's Representative

Megan Murphy
WBA Local Government Law
2154 East Commons Avenue, Suite 2000
Centennial, CO 80122

C. Request

Approval of a Service Plan Amendment.

D. Process

Service plans and service plan amendments are processed in compliance with Colorado Revised Statutes (C.R.S.) Section 32-1-201 through 209 (the Control Act) and the County's Service Plan Review Procedures (Procedures).

The Control Act also provides that the Board of County Commissioners (Board) review the service plan to determine its compliance with specific criteria; see the discussion in Section IX – Staff Analysis.

E. Location

The Districts are generally located east of Highway 85 and west of North Daniels Park Road, in Douglas County, Colorado. The Districts are within the Louviers Rural Community of the 2040 Comprehensive Master Plan (CMP).

III. CONTEXT

A. Background

The service plan for the Districts was originally approved in 2023. The Districts provide service to approximately 400 acres of land that is zoned PD. The approved original service plan included language requiring the Districts to process a service plan amendment to utilize sources of water other than a central well system. When the Districts were originally approved, it was anticipated that 318 residential units would be developed utilizing a central well. The proposed Amendment increases the residential units to 550 based on the availability of water provided by Dominion and to align with the number of units approved in the PD.

Based upon the information provided by the applicant in the original service plan, each of the residential properties within the Districts will have an average value of approximately $1,000,000 once developed.

B. Adjacent Land Uses and Zoning

North of the Districts is privately owned land zoned Rural Residential. North and east of the Districts is land owned by Highlands Ranch Community Association zoned PD. South of the Districts is privately owned land zoned Agricultural One (A-1). West of the Districts is privately owned land zoned A-1 and CDOT right-of-way along Highway 85.

IV. DISTRICT FINANCIAL INFORMATION

The Amendment does not propose any financial changes from the original service plan approved in 2023.

A. Estimated Infrastructure Costs

The Amendment does not propose any additional infrastructure costs. All obligations of the Districts under the executed Intergovernmental Agreement (IGA) with Dominion will be covered under the financial plan of the original service plan. The Districts' estimated costs for infrastructure will remain at $44,100,000.

B. Operations Costs

The Amendment does not include any additional costs regarding operations. The original service plan includes an initially imposed 10 mills to pay for operations and maintenance (O&M) with a maximum O&M mill levy of 20 mills.

C. Organizational Costs

The Amendment does not include any additional organizational costs. The original service plan includes organizational costs for the Districts, which include legal, engineering, surveying, and accounting services estimated to be $75,000.

D. Developer Advances

The Amendment does not include any changes to the anticipated amount of developer advances. The original service plan includes a total of $40,000,000 in developer advances. $5,000,000 of developer contributions are anticipated not to be repaid by the Districts.

E. District Revenues

The Amendment does not include any changes to the Districts' revenue. The Districts' maximum mill levy for debt service will remain at 50 mills.

F. Mill Levies

The Amendment does not include any changes to the maximum total mill levy for the Districts. The Districts' maximum total mill levy to support debt service and O&M will remain at 70 mills.

G. Authorized Debt

The Amendment does not include any changes to the total debt limit for the Districts. The Districts' total debt limit will remain at $50,000,000.

V. SERVICES

A. Water and Sanitary Sewer

The proposed Amendment changes the Districts' water supply from a central well system to water provided by Dominion. Based on an executed IGA between the

Districts and Dominion, Dominion will provide wholesale water and wastewater services and the Districts will construct, operate, and own retail water and wastewater facilities. The original service plan exhibits detail the proposed retail water and wastewater infrastructure, the wholesale infrastructure will be detailed in subsequent Location and Extent applications.

B. Services to be Provided by Other Governmental Entities

South Metro Fire Rescue Fire Protection District will continue to provide fire protection services to the Districts.

VI. REFERRALS

Referrals for the proposed service plan were sent to the following agencies, and a majority of the agencies either did not respond or responded with no comment; all responses received are included in the attachments.

- AT&T Long Distance - ROW
- Black Hills Energy
- Castle Pines North Metro District
- Cedar Hill Cemetery Association
- CenturyLink
- Chatfield Community Association
- Cherokee Ridge Estates Metro
- Cherry Creek Basin Water Quality Authority
- City of Castle Pines
- Colorado Department of Transportation CDOT-Region # 1
- Colorado Division of Water Resources
- Colorado Geological Survey
- Comcast
- CORE Electric Cooperative
- Doulgas County Addressing Analyst
- Douglas County Assessor
- Douglas County Building Services
- Douglas County Conservation District
- Douglas County Engineering Services
- Douglas County Health Department
- Douglas County Libraries
- Douglas County Office of Emergency Management
- Douglas County School District RE 1
- Douglas County Sheriff's Office
- Douglas County Wildfire Mitigation
- E-470 Public Highway Authority
- Highlands Ranch Metro District
- Highlands Ranch Water and Sanitation District

- Louviers Water and Sanitation District
- Mile High Flood District
- Roxborough Water & Sanitation District
- RTD - Planning & Development Dept
- Rural Water Authority of Douglas County
- Sedalia Water & Sanitation District
- Solitude Metro District
- South Metro Fire Rescue
- South Santa Fe Metro Districts #1 & 2
- Sterling Ranch Community Authority Board
- Thunderbird Water & Sanitation District
- West Douglas County FD
- Xcel Energy-Right of Way & Permits

Douglas County staff reviewed the proposed Amendment and had no comments on the Amendment.

Chatfield Community Association's (CCA) comment letter addressed Dominion's ability to provide water and wastewater services to the Range PD. The applicant has responded to CCA's comments in a letter. This letter is attached and has been provided to CCA.

All other referral agency comments received responded with no comment.

VII. PUBLIC NOTICE AND INPUT

In accordance with C.R.S. § 32-1-204, public notice was published in the Douglas County News-Press and sent to the required applicable parties.

VIII. PLANNING COMMISSION MEETING

At a public meeting on October 20, 2025, the PC recommended approval of the Amendment by a vote of 7-1. Planning Commissioner Kubly recused himself from hearing and voting on this Amendment. Planning Commission members asked about the criteria used to determine if the Amendment is substantially compliant with the CMP and the electoral make-up of the Districts. Commissioner Hampton dissented but did not provide further explanation for his vote. No public comments were made at the meeting.

IX. STAFF ANALYSIS

The CMP promotes the sustainability of special districts in Goal 5-3. Essentially, it looks for special districts to be financially sound and managed in the best interest of County residents.

The Board is required to evaluate information pertaining to existing zoning, development growth rates, and projections for required services necessary to demonstrate a need for the Districts. These, and other issues requiring analysis as identified by the Control Act, are examined in the analysis of the approval criteria.

1. **There is sufficient existing and projected need for organized service in the area to be serviced by the proposed special district.**

   Staff Comment: The area encompassed by the Districts' boundaries is zoned Planned Development and services are currently being provided by the Districts.

2. **The existing service in the area to be served by the proposed special district is inadequate for present and projected needs.**

   Staff Comment: At the time the original Service Plan was approved, services for the proposed development were inadequate. The area is currently served by the Districts. The Amendment indicates that the Districts will continue to provide water and wastewater infrastructure but will receive wholesale water service from Dominion.

3. **The proposed special district is capable of providing economical and sufficient service to the area within its proposed boundaries.**

   Staff Comment: The Amendment does not propose any financial changes. At the time the original service plan was approved, the service plan demonstrated the District could provide services economically.

4. **The area to be included in the proposed special district has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.**

   Staff Comment: The Amendment does not propose any financial changes. At the time the original service plan was approved, the Service Plan demonstrated the Districts' revenues would be sufficient to discharge the proposed indebtedness.

5. **Adequate service is not, or will not be, available to the area through the County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.**

   Staff Comment: At the time the original service was approved, South Metro Fire Rescue District, Dominion Water and Sanitation District, and Douglas County were unable to provide all necessary services. The Districts and these entities will continue to provide services for the area encompassed by the Districts.

6. **The facility and service standards of the proposed special district are compatible with the facility and service standards of each county within which the proposed special district is to be located and each municipality which is an interested party under section 31-1-204(1), C.R.S.**

   Staff Comment: All facilities will be constructed in accordance with the standards of the County and any other applicable local, state, or Federal rules and regulations.

7. **The proposal is in substantial compliance with a master plan adopted pursuant to section 30-28-106, C.R.S.**

   Staff Comment: At the time the original service plan was approved, the Districts were found to be in compliance with the 2040 Comprehensive Master Plan (CMP). Policies specific to the Louviers Rural Community encourage the use of central water and sewer services, as available. As proposed in the original service plan, the Districts will construct water and wastewater infrastructure. The Amendment identifies that the Districts' water will be provided by Dominion, rather than a central well.

   Goal 5-3 of the 2040 Comprehensive Master Plan promotes the sustainability of special districts, including ensuring that special districts are financially sound through the independent evaluation of all financing plans.

8. **The proposal is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area.**

   Staff Comment: Based on information provided by the applicant in the original service plan, the Districts are in compliance with Colorado's Water Quality Management Plan.

9. **The creation of the proposed special district will be in the best interests of the area proposed to be served.**

   Staff Comment: At the time the original Service Plan was approved, the property required services from either an adjacent municipality, an adjoining special district, or a new district and the new districts were formed. The Districts will continue to provide services to the development.

X. STAFF ASSESSMENT

The Board is authorized to act on a service plan per C.R.S. Section 32-1-203.

Based upon this section, the Board shall deny the Amended Service Plan application if there is not sufficient information to address the Approval Criteria #1-4 above. Additionally, the Board may deny the Amended Service Plan application, at its sole discretion, if there is not sufficient information to address the Approval Criteria #5-9 above.

ATTACHMENTS **PAGE**

Resolution of Approval 9
Vicinity Map 14
Zoning Map 15
Service Plan Amendment Application 16
Service Plan Amendment 18
Original Service Plan 22
Referral Agency Response Report 241
Referral Response Letters 245
Staff Correspondence 255
Applicant Correspondence 259
Intergovernmental Agreement with Dominion Water and Sanitation District 263

RESOLUTION NO. R_____

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

A RESOLUTION APPROVING THE FIRST AMENDMENT TO THE SERVICE PLAN FOR RANGE METROPOLITAN DISTRICT NOS. 1-3

WHEREAS, on April 3, 2023, the Douglas County Board of County Commissioners (the "Board") adopted Resolution No. R-023-040 approving the Service Plan for Range Metropolitan District Nos. 1-3 (the "Service Plan"); and

WHEREAS, on September 29, 2025, Range Metropolitan District Nos. 1-3 (collectively, the "Districts") filed a First Amendment to the Service Plan (the "First Amendment") with the Douglas County Clerk and Recorder (the "Clerk"), and the Clerk, on behalf of the Board, mailed a Notice of Filing of a Special District Service Plan to the Division of Local Government in the Department of Local Affairs on September 29, 2025; and

WHEREAS, on October 20, 2025, the Douglas County Planning Commission recommended approval of the First Amendment to the Board; and

WHEREAS, on November 3, 2025, the Board set a public hearing on the First Amendment for November 18, 2025 (the "Public Hearing"), and (1) ratified publication of the notice of the date, time, location, and purpose of such Public Hearing, which was published in the *Douglas County News-Press* on October 16, 2025; and (2) ratified mailing of the notice of the date, time and location of the Public Hearing, which was accomplished on October 16, 2025, to the governing body of the existing municipalities and special districts which have levied an *ad valorem* tax within the next preceding tax year and which have boundaries within a radius of three miles of the Districts and to the property owners within the Districts, pursuant to the provisions of § 32-1-204(1.5), C.R.S.; and

WHEREAS, on November 18, 2025, a Public Hearing on the First Amendment was opened, at which time all interested parties, as defined in § 32-1-104, C.R.S., were afforded an opportunity to be heard, and all testimony and evidence relevant to the First Amendment was heard, received and considered.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO, THAT:

Section 1. The Board does hereby determine that all procedural requirements of §§ 32-1-201, et seq., C.R.S., relating to the First Amendment have been fulfilled and that the Board has jurisdiction in the matter.

Section 2. The Board does hereby find that at the Public Hearing for the First Amendment sufficient evidence demonstrated:

a) that there is sufficient existing and projected need for organized service in the area to be serviced by the Districts; and

b) that the existing service in the area to be served by the Districts is inadequate for present and projected needs; and

c) that the Districts are capable for providing economical and sufficient service to the area within its boundaries; and

d) that the Districts will have the financial ability to discharge the proposed indebtedness on a reasonable basis as set forth in the First Amendment; and

e) that adequate service is not, or will not be, available to the area through Douglas County, or other existing municipal or quasi-municipal corporations, including other existing special districts, within a reasonable time and on a comparable basis; and

f) that the facility and service standards of the Districts are compatible with the facility and service standards of Douglas County and each municipality which is an interested party under § 32-1-204, C.R.S.; and

g) that the First Amendment is in substantial compliance with the Douglas County Comprehensive Master Plan; and

h) that the First Amendment is in compliance with any duly adopted county, regional or state long-range water quality management plant for the area; and

i) that the ongoing existence of the Districts are in the best interest of the area being served; and

j) that the First Amendment, based upon the statements set forth in the First Amendment and upon all evidence presented at the Public Hearing on the First Amendment, meets all conditions and requirements of Title 32, Article 1, Part 2, C.R.S., as amended.

Section 3. The Board hereby approves the First Amendment without conditions.

Section 4. The legal description of the Districts as provided in **Exhibit A**, attached hereto and incorporated herein by reference.

Section 5. A certified copy of this resolution shall be filed in the records of Douglas County, Colorado.

PASSED AND ADOPTED this 18th day of November, 2025, in Castle Rock, Douglas County, Colorado.

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

BY: _____
_____, Chair

ATTEST:

_____
_____, Clerk to the Board

EXHIBIT A
(Legal Description)

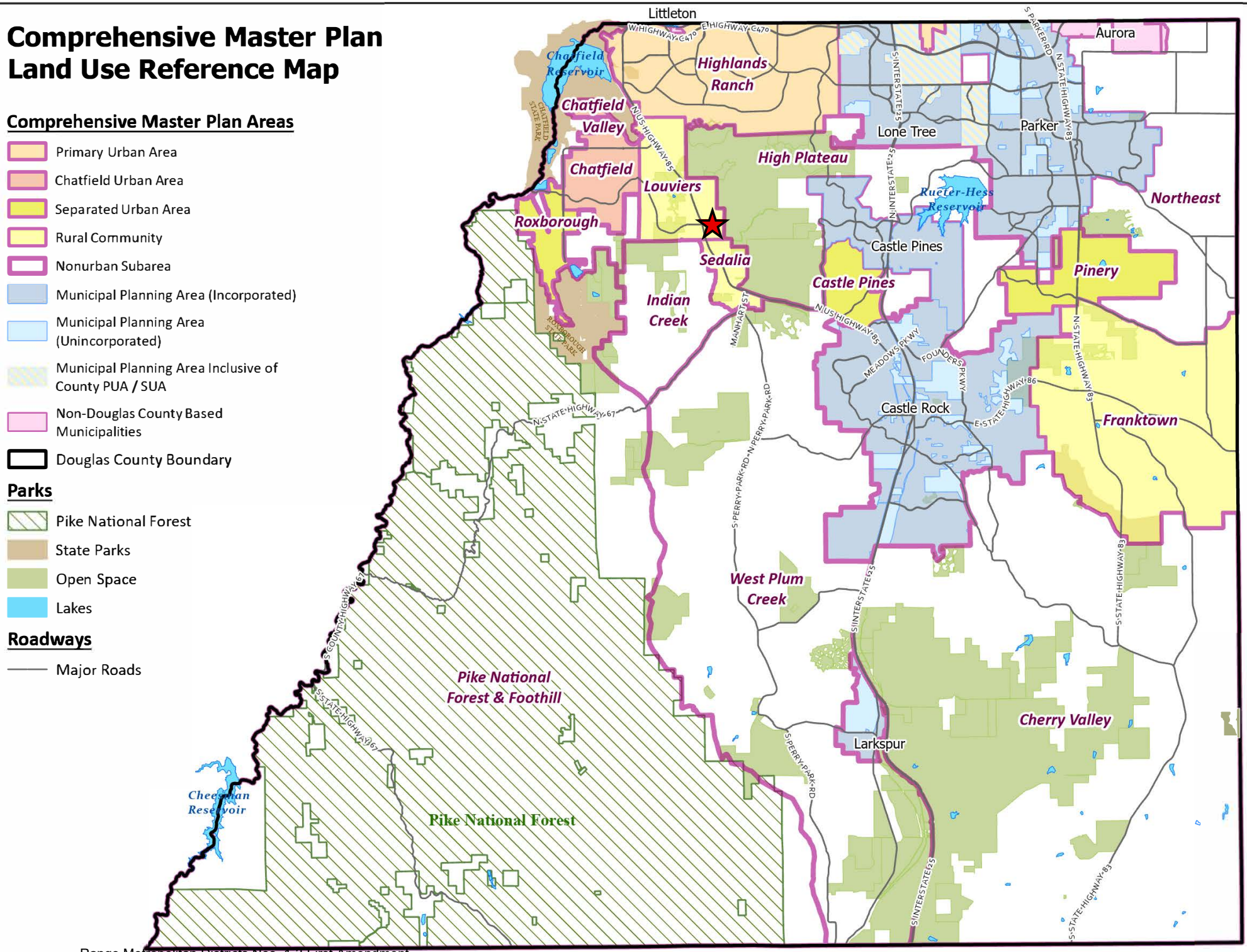
LEGAL DESCRIPTION

PER TITLE COMMITMENT NO. 100-N0027009-020-SB1, AMENDMENT NO. 2, PREPARED BY FIDELITY NATIONAL TITLE, NATIONAL COMMERCIAL SERVICES, WITH AN EFFECTIVE DATE OF SEPTEMBER 8, 2020 (NO TIME SPECIFIED)

THE SOUTH 1660.89 FEET OF THE EAST 1/2 SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THE WEST 1/2 WEST 1/2 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THE EAST 1/2 NORTHEAST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 LYING EAST OF U.S. HIGHWAY 85, ALL IN SECTION
3, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPTING THEREFROM THE PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION STATE OF COLORADO IN WARRANTY DEED RECORDED MARCH 25, 2016 AT RECEPTION NO. 2016017644,
COUNTY OF DOUGLAS, STATE OF COLORADO.

Comprehensive Master Plan Land Use Reference Map



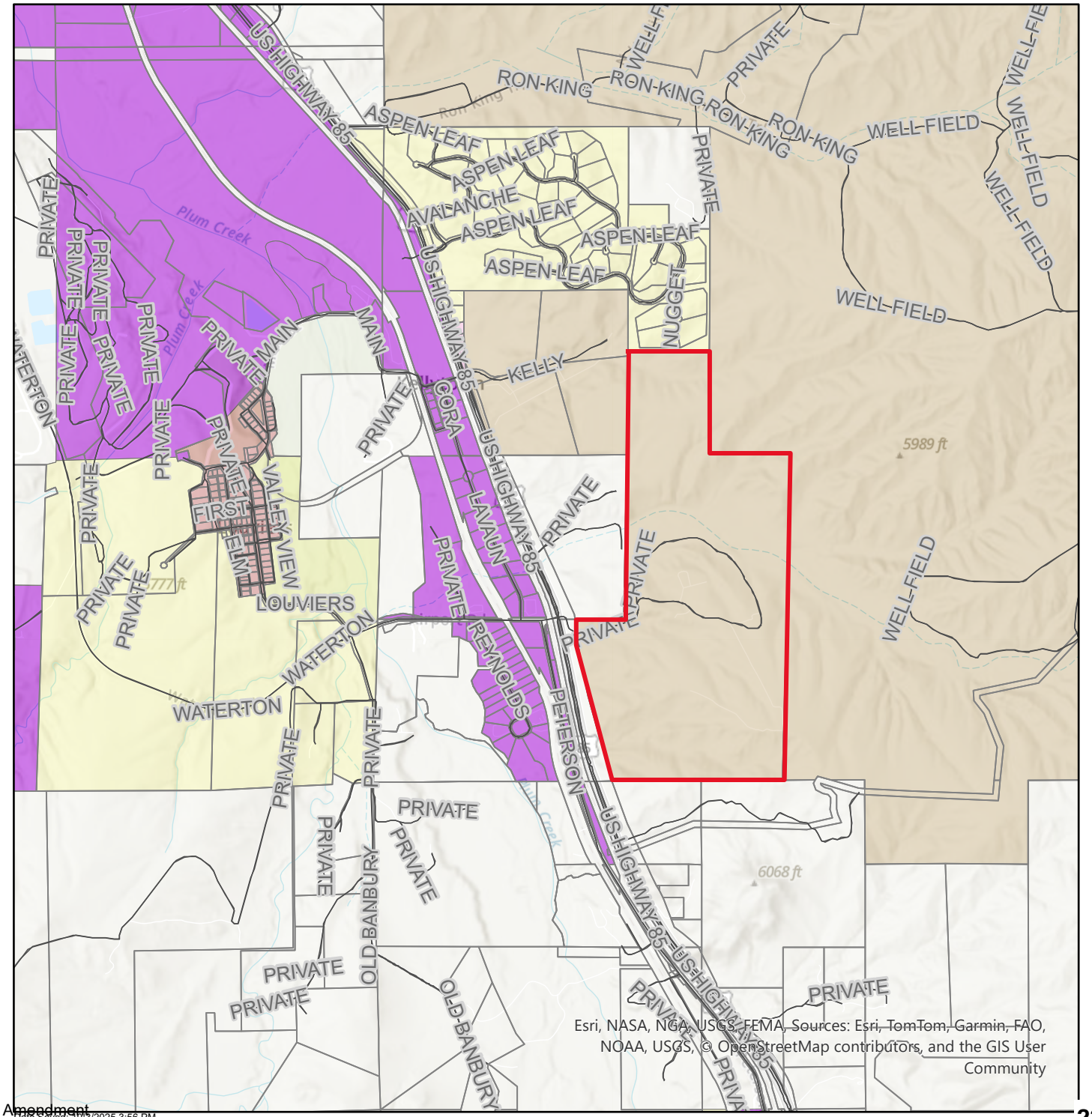
Range Metropolitan District, 1st Amendment

SV2025-007
Zoning Map

N

LEGEND

- Roads
- Major Roads
- Parcels - PARCELS
- A1 - AGRICULTURAL ONE
- RR - RURAL RESIDENTIAL
- SR - SUBURBAN RESIDENTIAL
- B - BUSINESS
- GI - GENERAL INDUSTRIAL
- PD - PLANNED DEVELOPMENT



DOUGLAS COUNTY
Department of Community Development
Planning Services
100 Third Street, Castle Rock, CO 80104
(303.660.7460)
www.douglas.co.us

SPECIAL DISTRICT SERVICE PLAN APPLICATION

PLEASE FILL OUT THIS APPLICATION FORM COMPLETELY

DISTRICT NAME: Range Metropolitan District Nos. 1-3

LOCATION:

LEGAL DESCRIPTION: (attach))

PLANNED DEVELOPMENT SUBDIVISIONNAME(S):

FILING#:

SECTION#: 34

TOWNSHIP: 6

RANGE: 68

PROPERTY TAX PARCEL #(s): 2353-031-00-001

PRESENT ZONING: PD

GROSS ACREAGE: 19.552

PLANNING OFFICE USE ONLY

☐ NEW DISTRICT/PRESUBMITTAL ☑ MAJOR MODIFICATION

☐ NEW DISTRICT ☐ CONSOLIDATION

DATE COMPLETE APPLICATION SUBMITTED: COMPLETE

This service plan has been reviewed by the Douglas County Community Development Department and is considered complete for purposes of submittal to the County Clerk as a formal application for staff review and subsequent public hearings. This completeness finding is not an endorsement or approval of the service plan or special district.

PLANNER SIGNATURE: Signed

DATE: September 29, 2025 Date

FEE (if required) $250.00 PROJECT NO. SV2025-007

APPLICANT (Petitioner not Consultant)

NAME: Range Metropolitan District Nos. 1-3

ADDRESS: 2154 East Commons Avenue, Suite 2000
Centennial, CO 80112

PHONE: 303-858-1800 FAX: 303-858-1801

AUTHORIZED REPRESENTATIVE

NAME: Bryan Horan

ADDRESS: 8698 Concord Center Drive, Unit 200
Englewood, CO 80112

PHONE: 303-525-2683 EMAIL: bhoran@ventanacap.com

LEGAL CONSULTANT

NAME: Megan Murphy

ADDRESS: 2154 East Commons Avenue, Suite 2000
Centennial, CO 80112

PHONE: 303-858-1800 FAX: 303-858-1801

FINANCIAL CONSULTANT

NAME: N/A

ADDRESS:

PHONE: FAX:

ENGINEERING CONSULTANT

NAME: N/A

ADDRESS:

PHONE: FAX:

PROPERTY OWNER (Provide separate list if more than one owner)

NAME: NL Range LLC

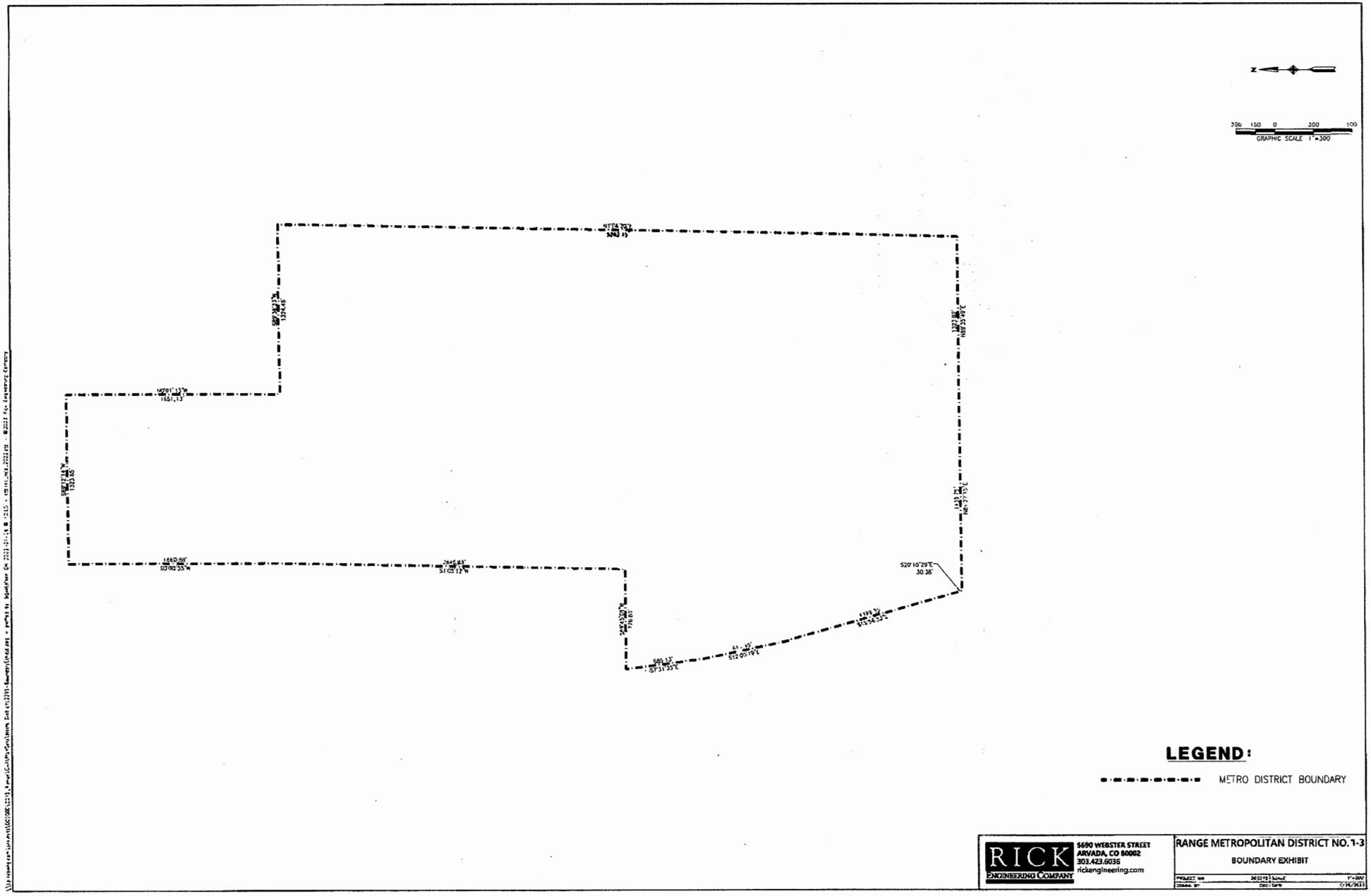
ADDRESS: 8678 Concord Center Drive, Suite 200
Englewood, CO 80112

PHONE: 303-525-2683 FAX:

To the best of my knowledge, the information contained on this application is true and accurate.

Signature: Bryan Horan (Jul 22, 2025 09:23 MDT) 7/22/25

APPLICANT SIGNATURE DATE


N
300 150 0 300 600
GRAPHIC SCALE 1" = 300
S20°10'29"E
30.38
LEGEND:
METRO DISTRICT BOUNDARY
RICK
ENGINEERING COMPANY
5690 WEBSTER STREET
ARVADA, CO 80002
303.423.6036
rickengineering.com
RANGE METROPOLITAN DISTRICT NO. 1-3
BOUNDARY EXHIBIT

FIRST AMENDMENT TO

SERVICE PLAN

FOR

RANGE METROPOLITAN DISTRICT NOS. 1-3

DOUGLAS COUNTY, COLORADO

Prepared

By

WBA, PC
2154 East Commons Avenue, Suite 2000
Centennial, CO 80112

Formal Submittal Date: September 29, 2025

Approval Date: November 18, 2025

I. INTRODUCTION

The Service Plan for Range Metropolitan District Nos. 1-3 (collectively, the "Districts") was approved by the Douglas County Board of County Commissioners on April 3, 2023 (the "Service Plan") pursuant to Resolution No. R-023-040 recorded with the Douglas County Clerk and Recorder (the "Clerk and Recorder") on April 7, 2023 at Reception No. 2023014477. The organizational and TABOR elections took place on May 1, 2023. The court decree organizing Range Metropolitan District No. 1 was recorded with the Clerk and Recorder on May 24, 2023 at Reception No. 2023021934. The court decree organizing Range Metropolitan District No. 2 was recorded with the Clerk and Recorder on May 24, 2023 at Reception No. 2023021936. The court decree organizing Range Metropolitan District No. 3 was recorded with the Clerk and Recorder on May 24, 2023 at Reception No. 2023021935.

The Boards of Directors of the Districts (collectively, the "Boards") are requesting the Douglas County Board of County Commissioners approve this First Amendment to the Service Plan (the "First Amendment") to: (1) allow the Districts to utilize the other sources of water besides well water; (2) allow for additional lots to be developed within the Project; and (3) allow the Districts to form one or more special improvement districts as authorized by the Special District Act.

II. AMENDMENT

A. Section VIII.A.1 of the Service Plan is amended and restated in its entirety as follows:

1. Water

The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for potable water and irrigation water facilities and systems, including, but not limited to, water rights, water supply, treatment, storage, transmission, and distribution systems for domestic, irrigation, fire control, and other public and private purposes, together with all necessary and proper reservoirs, treatment facilities, wells, equipment, and appurtenances incident thereto, which may include, but shall not be limited to, transmission lines, pipes, distribution mains and laterals, storage facilities, and ditches, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. The Districts shall have the power and authority to contract with other private or governmental entities to provide any or all of the services the Districts are authorized or empowered to provide.

The Districts and Dominion Water & Sanitation District ("**Dominion**") entered into that certain Water and Wastewater Service Agreement dated May 27, 2025 (the "**Water IGA**"). Pursuant to the Water IGA, potable water to the Project will be provided by Dominion and not a central well system. The Range Planned Development was approved by the Board of County Commissioners (the "**PD**"). Pursuant to the PD, the Project will include up to 550 residential units.

B. Section XIII. of the Service Plan is amended and restated in its entirety as follows:

XIII. MODIFICATION OF SERVICE PLAN

Pursuant to C.R.S. § 32-1-207, as amended, the Districts shall obtain prior written approval of the County before making any material modification to this Service Plan. Material modifications require a Service Plan amendment and include modifications of a basic or essential nature, including, but not limited to, the following: any addition to the types of services provided by the Districts; a decrease in the level of services; a decrease in the financial ability of the Districts to discharge the existing or proposed indebtedness; or a decrease in the existing or projected need for organized service in the area. Inclusion of property that is located in a county or municipality with no other territory within the Districts may constitute a material modification of the Service Plan.

In the event the Districts plan to undertake an action which may not be permitted by this Service Plan, it shall be the Districts' responsibility to contact County staff to seek an administrative determination as to whether the action in question is permitted by the Service Plan. If County staff determines that the action may constitute a material modification, the Districts shall submit a proposal for action to the Board of County Commissioners. Thereafter, the Board of County Commissioners will determine whether the proposed action constitutes a material modification. If the County's Board of County Commissioners determines that the proposed action constitutes a material modification, then the action shall be prohibited and constitute a material modification of this Service Plan requiring an amendment, pursuant to Section XIII of the Service Plan and C.R.S. § 32-1-207(2).

C. Section X.H is added to the Service Plan in its entirety as follows:

H. Special Improvement Districts.

1. Consistent with the provisions of Section 32-1-1101.7, C.R.S., the Districts shall be authorized: (i) To establish a special improvement district within the boundaries of the Districts; (ii) To levy and collect assessments; (iii) To issue bonds or other obligations payable from the assessments to finance all or part of the costs of the Public Improvements; and (iv) To undertake and carry out any other activities related or necessary to the foregoing.

2. Assessments levied by the Districts pursuant to Section 32-1-1101.7, C.R.S., shall not be considered property taxes or Fees.

3. Assessments levied by the Districts pursuant to Section 32-1-1101.7, C.R.S., may be used to finance, plan, acquire, and construct the Public Improvements, pay Debt service, and for any other purpose permitted by the Special District Act.

4. Assessments levied by the Districts pursuant to Section 32-1-1101.7, C.R.S. or any successor statute, shall be due and payable at or prior to the issuance of a certificate of occupancy for any unit, structure or other appurtenance, excluding Public Improvements, on the property assessed. Assessments related to the repayment of Debt shall not be authorized to be imposed upon or collected from Taxable Property owned or occupied by an End User.

5. Any bonds or other obligations issued by the Districts payable solely from assessments (and including the revenue derived from any action to enforce the collection of such assessments and the revenue derived from the sale or other disposition of property acquired by the Districts from any action to enforce the collection of such assessments) shall be considered revenue bonds, shall not be considered Debt, and shall not be subject to or count towards the Districts' total debt issuance limitation set forth in this Service Plan.

6. The Districts may enter into one or more intergovernmental agreements with any one or more of the Districts regarding establishing special improvement district(s), levying and collecting assessments, issuing bonds or other obligations payable from the assessments, and/or financing the Public Improvements with such revenues and funds. Any such intergovernmental agreements among the Districts shall not be considered Debt and shall not be subject to or count towards the total debt issuance limitation set forth in this Service Plan.

D. The following terms shall be added to Section XVI of the Service Plan:

End User: means any owner, or tenant of any owner, of any platted Taxable Property within the District for which a certificate of occupancy has been issued. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an End User. The business entity that constructs homes or commercial structures is not an End User.

Taxable Property: means real or personal property within the Service Area subject to ad valorem taxes imposed by the Districts.

III. EFFECT OF FIRST AMENDMENT; EFFECTIVE DATE.

Except as specifically amended as set forth above, all other provisions of the Service Plan shall remain in full force and effect. Unless otherwise defined herein, capitalized terms shall have the meanings set forth in the Service Plan. To the extent there are any inconsistencies between this First Amendment and the Service Plan, this First Amendment shall control. This First Amendment shall be effective on the date of the effective date of the Board of County Commissioner's Resolution approving this First Amendment.

SERVICE PLAN

FOR

RANGE METROPOLITAN DISTRICT NOS. 1-3

DOUGLAS COUNTY, COLORADO

Prepared

by

SPENCER FANE LLP
1700 LINCOLN STREET, SUITE 2000
DENVER, CO 80203

FORMAL SUBMITTAL: March 16, 2023

APPROVAL DATE: April 3, 2023

APPROVAL SUMMARY

This Service Plan for the Range Metropolitan District Nos. 1-3 was approved by the Douglas County Board of Commissioners on (date). Resolution No. _____, approving this Service Plan, has been recorded at Reception No. _____ on (date). The organizational and TABOR elections took place on (date). The Court Decrees organizing the Districts were recorded with the Douglas County Clerk and Recorder on (date) at Reception No. _____.

ORGANIZERS AND CONSULTANTS

This Service Plan has been prepared by the Organizers and the following participating consultants:

Organizer	District Counsel
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EXECUTIVE SUMMARY

This service plan is for the Range Metropolitan District Nos. 1-3 (collectively, the "Districts"), which will serve the public improvement needs of the Range Development. The Districts are generally located east of Highway 85 and west of N. Daniels Park Road and contain approximately 400 acres. The Districts will include 318 residential units and 0 square feet of commercial space.

The Districts will be part of a multiple district structure. This structure includes three districts. Range Metropolitan District No. 1 will act as a service district (the "Service District" or "District No. 1"). Range Metropolitan District Nos. 2 & 3 will serve as financing districts (the "Financing Districts" or "District No. 2" and/or "District No. 3").

The Districts shall be authorized to provide services including but not limited to fire protection, mosquito control, parks and recreation, safety protection, sanitation, solid waste disposal facilities or collection and transportation of solid waste, street improvements, television relay and translation, and water and other services described in C.R.S. §§ 32-1-1001 and 1004, as amended, and subject to the limitations in this Service Plan.

The total authorized debt limit for the Districts shall be FIFTY MILLION DOLLARS ($50,000,000). The Districts anticipate the issuance of an initial series of bonds in the amount of TWENTY-FOUR MILLION SIX HUNDRED SEVENTY THOUSAND DOLLARS ($24,670,000) on December 1, 2023. The initial debt service mill levy for each District will be 50 mills, with a Maximum Debt Service Mill Levy of 50 mills. The initial operations and maintenance mill levy for each District will be 10 mills, with a Maximum Operations and Maintenance Mill Levy of 20 mills. The combined initial mill levy for each District will be 60 mills, with a maximum combined mill levy of 70 mills.

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Exhibit H Compliance with Section 18A, Water Supply – Overlay District

Exhibit I Compliance with Colorado Clean Water Plan

Exhibit J Advance and Reimbursement Agreement

Exhibit K Intergovernmental Agreements

Exhibit L Annual Report Requirements

Exhibit M District Court Decree

I. INTRODUCTION

This service plan (the "Service Plan") for the Range Metropolitan District Nos. 1-3 (collectively, the "Districts") is for special districts organized under Title 32 of the Colorado Revised Statutes to serve the public improvement needs of the Range Development (the "Project"). The Districts are generally located east of Highway 85 and west of N. Daniels Park Road (see **Exhibit A**, Vicinity Map) and contain approximately 400 acres (see **Exhibits B & C**, Legal Description and District Boundary Map).

Pursuant to the requirements of the Special District Control Act, C.R.S. § 32-1-201, *et seq.*, as amended, and the Special District Service Plan Review Procedures for Douglas County (the "County"), the following items are included in this Service Plan:

1. A description of the powers granted to and services to be provided by the Districts;
2. A general description of the facilities to be constructed and the standards of such construction, including a statement of how the facility and service standards of the Districts are compatible with facility and service standards of the County and of any municipalities and special districts which are interested parties;
3. A general written description of the estimated cost of acquiring land, engineering services, legal services, administrative services, initial indebtedness and estimated maximum interest rates and discounts, and other major expenses related to the organization and initial operation of the Districts;
4. A summary of general conditions regarding oversight of the Districts by the County;
5. A legal description and map of the Districts' boundaries and an estimate of the population and valuation for assessment of the Districts;
6. A summary of estimated costs for improvements to be financed and constructed by the Districts;
7. A preliminary engineering and architectural survey showing how the improvements and services are to be provided;
8. A financial plan showing how District improvements and services of the District are to be financed, including the operating revenue for the first budget year of the District;
9. The resolution of approval adopted by the Board of County Commissioners;
10. Information demonstrating compliance with Section 18A, Water Supply – Overlay District, of the Douglas County Zoning Resolution, as amended, and compliance with the Colorado Clean Water Plan;
11. A description of any advance and reimbursement agreements;
12. A description of any arrangement or agreement with any political subdivision for the performance of any services between the Districts and such other political subdivision; and
13. The recorded court decrees organizing the Districts.

Exhibits A through **M,** attached hereto, are hereby incorporated into the Service Plan.

II. PURPOSE OF THE DISTRICTS

The purpose of the Districts is to provide public improvements and services for the benefit of all anticipated inhabitants and taxpayers of the Districts, either within or without their boundaries. The Districts also serve to finance and oversee the construction of these public improvements and to provide for ongoing operations and maintenance services.

III. DISTRICT FRAMEWORK

The Districts will be part of a multiple district structure. This structure includes three districts. District No. 1 will act as a service district. District Nos. 2 & 3 will act as the financing districts. As the service district, District No. 1 will be responsible for coordinating the financing and construction of the public improvements to serve the Project. As the financing districts, District Nos. 2 & 3 (in coordination with District No. 1) will be responsible for producing the required revenue to fund the public improvements and any operations and maintenance costs.

IV. NEED FOR DISTRICTS

There are currently no other governmental entities, including the County, located in the immediate vicinity of the Districts that consider it desirable, feasible, or practicable to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, financing, and ongoing operations of the public improvements needed for the Project. Formation of the Districts is therefore necessary in order for the public improvements and services required for the Project to be provided in the most economical manner possible.

V. LOCATION AND BOUNDARIES

The Districts are located east of Highway 85 and west of N. Daniels Park Road. A vicinity map is attached hereto as **Exhibit A**. The area of the initial Districts' boundary encompasses approximately 400 acres. A legal description of the Districts' boundaries is attached hereto as **Exhibit B**. A map of the Districts' boundaries is attached hereto as **Exhibit C**.

It is anticipated that the Districts' boundaries may change from time to time as the Project undergoes inclusions and exclusions pursuant to C.R.S. §§ 32-1-401, *et seq.*, and C.R.S. §§ 32-1-501, *et seq.*, as amended. Prior to any inclusions or exclusions of property into or from a District's boundaries, except for property within the combined area of the initial Districts' boundaries, the respective District shall provide forty-five (45) days published notice and written notice to the Board of County Commissioners pursuant to C.R.S. § 32-1-207(3)(b). If, within such forty-five (45) day period, the Board of County Commissioners objects to the inclusion or exclusion, then the inclusion or exclusion shall be prohibited and constitute a material modification of this Service Plan requiring an amendment, pursuant to Section XIII of the Service Plan and C.R.S. § 32-1-207(2).

VI. ASSESSED VALUATION/PROJECTIONS/LAND USE/POPULATION

The property within the Districts is zoned Planned Development. The current assessed value of property within the initial boundaries of the Districts is $0.00 as of the date of this Service Plan. The estimated assessed value at full build-out is TWENTY SEVEN MILLION ONE HUNDRED SEVENTY-FOUR THOUSAND FOUR HUNDRED TEN DOLLARS ($27,174,410) and is expected to be sufficient to reasonably discharge the debt under the Financial Plan. Initially, the Districts will include 318 residential units and 0 square feet of commercial space. Based upon an estimated three (3) persons per residence, the population of the Districts at build-out is anticipated to be (954) residents.

Approval of this Service Plan by the County does not constitute nor imply approval of the development of a specific area within the Districts, nor does it constitute or imply approval of the number of residential units or the total site/floor area of commercial or industrial buildings identified in this Service Plan or any of the exhibits attached hereto, unless such land use plans have been approved by the Board of County Commissioners as part of a separate development review process.

VII. POWERS AND RESPONSIBILITIES

The Districts shall have the power and authority to provide the public improvements and related operation and maintenance services within and without the boundaries of the Districts as such power and authority are permitted by this Service Plan and described in the Special District Act, C.R.S. Title 32, and other applicable statutes, common law, and the Colorado Constitution, subject to the limitations set forth herein.

A. General Powers

The Districts shall have the authority to construct, operate, and maintain the services and facilities as described in Section VIII.A of this Service Plan.

B. Miscellaneous Powers

In addition to the powers enumerated above, the Districts' Boards shall have the power and authority:

1. To amend this Service Plan as provided for in Section XIII, Modification of Service Plan;

2. To forego, reschedule, or restructure the financing and construction of certain improvements and facilities in order to better accommodate the pace of growth, resource availability, and potential inclusions and exclusions of property within the Districts, with prior notice to the County in accordance with C.R.S. § 32-1-202(2)(b), as amended; and

3. To have and exercise all rights and powers necessary or incidental to, or implied from, the specific powers granted to the Districts in this Service Plan.

4. To have and exercise the power of eminent domain, but only as necessary to construct, install, access, relocate or redevelop the public improvements identified in this Service Plan in the locations shown in Exhibit E. Any other use of eminent domain shall require the Districts to provide forty-five (45) days published notice and written notice to the Board of County Commissioners pursuant to C.R.S. § 32-1-207(3)(b). If, within such forty-five (45) day period, the Board of County Commissioners objects to the use of eminent domain, then it shall be prohibited and constitute a material modification of this Service Plan requiring an amendment, pursuant to Section XIII of the Service Plan and C.R.S. § 32-1-207(2).

VIII. DISTRICT SERVICES, FACILITIES, AND IMPROVEMENTS

A. Services and Facilities

The Districts shall have the authority pursuant to C.R.S. §§ 32-1-1001 and 32-1-1004, as amended, to provide the following services and public improvements described in this section.

1. Water

The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for potable water and irrigation water facilities and systems, including, but not limited to, water rights, water supply, treatment, storage, transmission, and distribution systems for domestic, irrigation, fire control, and other public and private purposes, together with all necessary and proper reservoirs, treatment facilities, wells, equipment, and appurtenances incident thereto, which may include, but shall not be limited to, transmission lines, pipes, distribution mains and laterals, storage facilities, and ditches, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. The Districts shall have the power and authority to contract with other private or governmental entities to provide any or all of the services the Districts are authorized or empowered to provide.

It is anticipated that potable water shall be provided to the Project via a central well system as further described in **Exhibit H**. In the event the Districts desire to utilize other sources of water to allow for additional lots to be developed within the Project, such change will be deemed a material modification of this Service Plan and the Districts shall obtain prior written approval from the County prior to such change.

2. Storm Sewer

The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for flood and surface drainage

improvements, including, but not limited to, culverts, dams, channels, retaining walls, access way inlets, detention and retention ponds, paving, roadside swales, curbs and gutters, disposal works and facilities, water quality facilities, and all necessary and proper equipment, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

Stormwater improvements subject to Colorado Discharge Permit System Regulations, if applicable, shall be owned and maintained by the Districts or such other governmental entity that may accept dedication. Dedication to another governmental entity of stormwater improvements subject to such regulations shall be subject to approval by the County. In no event will the Districts dedicate such detention ponds or facilities to a private homeowner's association, or other property owner's association, for operations or maintenance.

3. Sanitation and Wastewater Treatment

The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, assess tap or other facility fees, and provide for sanitary sewers and to transport wastewater to an appropriate wastewater treatment facility, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

It is anticipated that the Districts will construct or cause to be constructed off-site sewer facilities in coordination with Louviers Water and Sanitation District in order to connect to Castle Rock's sewer facilities. In the event the Districts do not connect to Castle Rock's wastewater facilities, the Districts anticipate as an alternative, constructing a sewer treatment facility, as identified in **Exhibit D**.

4. Street Improvements

The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for arterial, local, and collector streets and roadway improvements including, but not limited to, bridges, curbs, gutters, culverts, storm sewers and drainage facilities, detention and retention ponds, retaining walls and appurtenances, sidewalks, paving, lighting, grading, landscaping, streetscaping, placement of underground utilities, snow removal, tunnels, and other street improvements, and architectural enhancements to any or all of the above, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

5. Traffic Safety Protection

The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for safety protection through traffic control devices and safety controls on streets, as well as such other facilities and improvements as are necessary or prudent, including, but not limited to, signalization at

intersections, traffic signs, area identification signs, directional assistance and driver information signs, with all necessary and incidental and appurtenant facilities, and land and easements, together with extensions and improvements thereto. All traffic and safety control devices will be consistent with and in compliance with County rules and regulations.

6. Parks and Recreation

The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for public park and public recreation centers and other recreation facilities, services, or programs including, but not limited to, grading, soil preparation, sprinkler systems, fencing, pavilions, playgrounds, playing fields, open space, bike trails, pedestrian trails, pedestrian bridges, picnic areas, common area landscaping, streetscaping, storage buildings and facilities, weed control, paving, decorative paving, outdoor functional and decorative lighting, community events, and other services, programs and facilities, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

7. Television Relay and Translation

The Districts shall have the power and authority to finance, design, construct, install, acquire, operate, and maintain television relay and translator facilities, with all necessary and incidental and appurtenant facilities, land and easements, together with all extensions and improvements thereto.

8. Mosquito Control

The Districts shall have the power and authority to finance, design, construct, acquire, install, operate, maintain, and provide for systems and methods for elimination and control of mosquitoes.

9. Fire Protection

The Districts shall have the power and authority to provide for the construction, maintenance, and operation of any required fire and emergency facilities.

10. Covenant Enforcement and Design Review

The Districts shall have the power and authority to provide covenant enforcement and design review services subject to the limitations set forth in C.R.S. § 32-1-1004(8), as amended.

11. Security

The Districts shall have the power and authority to provide security services within the boundaries of the Districts, subject to the limitations set forth in C.R.S. § 32-1-

1004(7), as amended. In no way is this power and authority intended to limit or supplant the responsibility and authority of local law enforcement (i.e., the Douglas County Sheriff's Department) within the boundaries of the Districts.

B. Estimated Costs and Phasing of Improvements

An estimate of the costs of the public improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained, or financed was prepared based upon a preliminary engineering survey on the property and is approximately FORTY-FOUR MILLION ONE HUNDRED DOLLARS ($44,100,000), as shown in **Exhibit D**. **Exhibit D** includes an engineer's opinion of costs in current dollars of each public improvement, together with an explanation of methods, basis, and/or assumptions used. All descriptions of the public improvements to be constructed, and their related costs, are estimates only and are subject to modification as engineering, development plans, economics, the County's requirements, and construction scheduling may require. The Districts will continue to develop and refine cost estimates contained herein and prepare for issuance of debt. Any increase in public improvement costs greater than twenty percent (20%), but less than forty percent (40%), of the stated amount in **Exhibit D,** exclusive of any contingency shown in **Exhibit D,** shall require an administrative review by County staff. Any increase in public improvement costs in excess of forty percent (40%) of the stated amount in **Exhibit D**, exclusive of any contingency shown in **Exhibit D**, will constitute a material modification of the Service Plan and will require review by the County and action by the Board of County Commissioners in accordance with Section XIII, Modification of Service Plan. All construction cost estimates assume construction to applicable local, State, or Federal requirements.

Maps showing the preliminary location of the public improvements that the Districts are authorized to acquire or construct are attached hereto as **Exhibit E**. Phasing of construction shall be determined by the Districts to meet the needs of taxpayers within their boundaries. The Districts shall own, maintain, and replace public improvements constructed, installed, or acquired by the Districts or shall dedicate such public improvements to such other entity as shall accept dedication, subject to any limitations specified in this Service Plan.

In all instances, the Districts shall ensure that the public improvements are designed and constructed in accordance with the standards and specifications of the County or other such entity that may have authority over such design and construction. The Districts shall obtain approval of civil engineering and other plans and any applicable permits for the construction and installation of public improvements from the County and/or other appropriate regulatory agencies.

C. Services to be Provided by Other Governmental Entities

The Project is located within South Metro Fire Rescue Fire Protection District, which will provide fire protection services to the property within the Districts' boundaries.

D. Compliance with Section 18A, Water Supply – Overlay District, of the Douglas County Zoning Resolution, as amended

It is anticipated that potable water shall be provided to the Project via a central well system as further described in **Exhibit H**.

E. Compliance with Colorado Clean Water Plan

It is anticipated that the Districts will construct or cause to be constructed an off-site connection to Castle Rock's wastewater facilities or a sewer treatment facility. A letter stating that District No. 1 will comply with the Colorado Clean Water Plan is attached as **Exhibit I**.

IX. EXISTING AND PROPOSED AGREEMENTS

It is anticipated that the Districts will enter into an intergovernmental agreement following their formation to govern the relationships by and among the Districts with respect to the financing, construction, and operation of the improvements contemplated herein. It is also anticipated that the Districts will enter into an intergovernmental agreement with Louviers Water and Sanitation District regarding the provision of wastewater treatment and the construction of a wastewater treatment facility. The terms of this agreement are being discussed at this time, but no further details are available, as the parties are determining the best method, cost allocation, and other material terms.

X. FINANCIAL INFORMATION

A. General

This section describes the nature, basis, and method of funding and debt and mill levy limitations associated with the Districts' public improvements. A detailed Financial Plan and statement of assumptions is contained in **Exhibit F**.

B. Assumptions

The maximum debt limitation contained herein is based on the assumption that each of the 318 residential properties in the Districts will have an average value of approximately ONE MILLION DOLLARS ($1,000,000). The Financial Plan demonstrates that the Districts have the ability to finance the public improvements identified herein, will be capable of discharging the indebtedness on a reasonable basis, and will operate on a sound fiscal basis.

C. Identification of District Revenue

Each District will impose a mill levy on taxable property within its boundaries as a primary source of revenue for repayment of debt and for operations and maintenance. The Districts may also rely upon various other revenue sources authorized by law. At the

Districts' discretion, these may include the power to assess fees, rates, tolls, penalties, or charges as provided for in C.R.S. § 32-1-1001(1), as amended.

A Maximum Total Mill Levy of 70 mills within each District is authorized to support debt service and operations and maintenance of the Districts. The Districts may request a material modification of the Service Plan, in accordance with Section XIII, Modification of Service Plan, to eliminate mill levy caps when the debt to assessed value ratio falls below fifty percent (50%). In the event the Districts' boundaries overlap and any or all of the Districts impose a mill levy, the Maximum Total Mill Levy shall not be exceeded in the aggregate by the Districts.

In the event there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut, or abatement, the mill levy limitation applicable to such debt and operating and maintenance expenses may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith so that to the extent possible, the actual tax revenue generated by the mill levy are neither diminished nor enhanced as a result of such changes ("Mill Levy Adjustment"). For purposes of the foregoing, a change in the ratio of the actual valuation and any constitutional or legislative changes in the actual value against which the assessment rate is applied shall be deemed to be a change in the method of calculating assessed valuation.

D. Debt Service Mill Levy

A maximum mill levy within each District of 50 mills is authorized to support the debt service of the Districts, subject to the limitation of the Maximum Total Mill Levy. An initial debt service mill levy of 50 mills will produce revenue sufficient to support debt service costs through the bond repayment period (see **Exhibit F**, Financial Plan).

E. Operations and Maintenance Mill Levy

A maximum mill levy of 20 mills within each District is authorized to support the operations and maintenance of the Districts' services and public improvements, subject to the limitation of the Maximum Total Mill Levy. An initial operations and maintenance mill levy of 10 mills for each District will produce revenue sufficient to support the operations and maintenance of the Districts' services and public improvements (see **Exhibit F**, Financial Plan).

F. District Expenditures

The estimated cost of public improvements for the Districts is FORTY-FOUR MILLION ONE HUNDRED DOLLARS ($44,100,000). **Exhibit D** includes, in current dollars, the estimated cost of each public improvement, together with an explanation of the methods, basis, and/or assumptions used to establish such costs.

The Districts will require operating funds to plan and cause the public improvements contemplated herein to be constructed, operated, and maintained as permitted herein. Such costs are expected to include reimbursement of organizational costs, legal, engineering, accounting, bond issuance costs, and compliance with State budgeting, audit, and reporting, and other administrative and legal requirements. The organizational costs for the Districts for legal, engineering, surveying, and accounting services are estimated to be SEVENTY FIVE THOUSAND DOLLARS ($75,000). The first year's operating budget is estimated to be FIFTY THOUSAND DOLLARS ($50,000).

G. Debt

1. Debt Limitation

The total aggregate debt limit for the Districts is FIFTY MILLION DOLLARS ($50,000,000), inclusive of costs of issuance, organizational costs, inflation, and other similar costs. For purposes of this Service Plan, debt shall be considered any outstanding bonds, notes, contracts, or other financial obligations of the Districts payable in whole or in part from *ad valorem* taxes or other revenues of the Districts for the purposes of financing, acquiring, constructing, or improving any of the public improvements contemplated herein. Notwithstanding the foregoing, Revenue Bonds shall not be subject to the total debt limited provided for herein. Debt shall not include obligations between or among the Districts pursuant to an intergovernmental agreement under which one District pays its property taxes to a controlled District for purposes of debt service to a third party. The debt limit shall not be increased unless approved by the County and as permitted by statute and the Colorado Constitution. Any change in debt limit shall be considered a material modification of the Service Plan, subject to the provisions of Section XIII of this Service Plan. The maximum term of any bond issue, including refunding and refinancing, shall be thirty (30) years from the original date of issuance ("Maximum Debt Service Mill Levy Term").

2. Maximum Voted Interest Rate and Maximum Underwriting Discount

The interest rate on any debt is limited to the market rate at the time debt is issued. In the event of a default, the maximum voted interest rate on any debt shall not exceed twelve percent (12%). The maximum underwriting discount shall be five percent (5%). Debt, when issued, shall comply with all relevant requirements of this Service Plan, State law, and Federal law as is then applicable to the issuance of public securities.

XI. DEVELOPER ADVANCES AND REIMBURSEMENTS

The Districts anticipate receiving initial funding for both capital and ongoing administrative requirements from developer advances. Such advances may be made to the Districts subject to the Districts' obligation to reimburse the same, as may be evidenced by short-term reimbursement agreements or other acceptable agreements or resolutions. The interest rate on developer reimbursements shall not exceed the current Bond Buyer 20-Bond GO Index plus four percent (4%).

Such advances, the reimbursement of which the Board must appropriate on an annual basis, shall count against the maximum allowable debt limit under this Service Plan and may be repaid by the Districts from bond proceeds or other legally available sources of revenue. Developer advances shall be subordinate to the Districts' general obligation bonds and refinancing of the same shall not require County approval. Any amount of outstanding principal and accrued interest on such developer advances that remains unpaid as of the expiration of the Maximum Debt Service Mill Levy Term shall be deemed to be forever discharged and satisfied in full. The total developer advances are anticipated to be FORTY MILLION DOLLARS ($40,000,000). Developer contributions, which will not be repaid by the District, are anticipated to be FIVE MILLION DOLLARS ($5,000,000). It is anticipated that the bond proceeds projected in the Financial Plan will be utilized to pay project costs, which may include the reimbursement of developer advances but may also include the Districts' direct funding of improvements.

XII. ANNUAL REPORT

The Districts shall be responsible for submitting an annual report to the County no later than August 1 of each year in accordance with the procedures set forth in C.R.S. § 32-1-207(3)(c) through (d), as amended. At the discretion of the Districts, individual annual reports may be submitted for each District, or a combined annual report detailing the conditions of each District may be submitted. The annual report shall conform to the format attached hereto as **Exhibit L**, or in a format agreed to by the County.

XIII. MODIFICATION OF SERVICE PLAN

Pursuant to C.R.S. § 32-1-207, as amended, the Districts shall obtain prior written approval of the County before making any material modification to this Service Plan. Material modifications require a Service Plan amendment and include modifications of a basic or essential nature, including, but not limited to, the following: any addition to the types of services provided by the Districts; a decrease in the level of services; a decrease in the financial ability of the Districts to discharge the existing or proposed indebtedness; or a decrease in the existing or projected need for organized service in the area. Inclusion of property that is located in a county or municipality with no other territory within the Districts may constitute a material modification of the Service Plan. A change in the final land use approval different than planned development may constitute a material modification, at the discretion of the County. Notification to the County is required with a change in the source of water to allow for additional lots to be developed within the Project and a material modification may be required at the discretion of the County.

In the event the Districts plan to undertake an action which may not be permitted by this Service Plan, it shall be the Districts' responsibility to contact County staff to seek an administrative determination as to whether the action in question is permitted by the Service Plan. If County staff determines that the action may constitute a material modification, the Districts shall submit a proposal for action to the Board of County Commissioners. Thereafter, the Board of County Commissioners will determine whether the proposed action

constitutes a material modification. If the County's Board of County Commissioners determines that the proposed action constitutes a material modification, then the action shall be prohibited and constitute a material modification of this Service Plan requiring an amendment, pursuant to Section XIII of the Service Plan and C.R.S. § 32-1-207(2).

XIV. DISCLOSURE STATEMENT

The Districts shall provide notice to all purchasers of property in the Districts regarding the Districts' authority to levy and collect *ad valorem* taxes and to impose and collect rates, fees, tolls, and charges, by recording a disclosure statement against the property within the Districts with the Office of the Douglas County Clerk and Recorder. Such disclosure statement shall also provide information concerning the structure of the Board and summarize how purchasers may participate in the affairs of the Board. The disclosure statement shall be recorded within thirty (30) days following the recordation of the court decrees organizing the Districts.

XV. DISSOLUTION/CONSOLIDATION

It shall be mandatory for a District to initiate dissolution proceedings when the District has neither any financial obligations nor operations and maintenance obligations. A District may file a petition in the district court for dissolution when there are no financial obligations or outstanding bonds, or any such financial obligations or outstanding bonds are adequately secured by escrow funds or securities meeting the investment requirements in C.R.S. §§ 24-75-601, *et seq*., as amended. A District's dissolution prior to payment of all debt will be subject to approval of a plan of dissolution in the district court of the County, pursuant to C.R.S. § 32-1-704, as amended.

As part of a multiple district structure, the Districts may initiate proceedings to consolidate once all improvements are complete and permanent financing is in place as provided for in C.R.S. §§ 32-1-601, *et seq*.

XVI. DEFINITIONS

In this Service Plan, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Boards: the boards of directors of the Districts

Board of County Commissioners: the Board of County Commissioners of Douglas County, Colorado

Control Act: Part 2 of Title 32 (Special Districts) of the Colorado Revised Statutes (C.R.S.), which outlines review procedures for service plans for special districts

County: Douglas County, Colorado

Debt: any bond, note debenture, contract, or other multiple-year financial obligation of a District

Developer: the owner of the property proposing development of the project

District: Range Metropolitan District No. 1, Range Metropolitan District No. 2, or Range Metropolitan District No. 3, individually

Districts: the Range Metropolitan District No. 1, the Range Metropolitan District No. 2, and the Range Metropolitan District No. 3, collectively

District Boundaries: the boundaries of the area described in the legal description attached hereto as **Exhibit B**

District Boundary Map: the map attached hereto as **Exhibit C**, showing the Districts' boundaries

Financial Plan: the Financial Plan described in Section X and attached as **Exhibit F**, which describes: (a) how the public improvements are to be financed; (b) how the debt is expected to be incurred; and (c) the estimated operating revenue derived from property taxes for the first budget year

Financing District: District Nos. 2 and/or 3, which encompass the area of a development that is to include construction of residential and/or commercial or industrial land uses and that serves as the basis for assessed valuation which mill levies and *ad valorem* property taxes are assessed in order to repay debt issued to fund the public improvements necessary to serve the development

General Obligation Bond: bonds or other obligations for the payment of which a District has promised to impose an *ad valorem* property tax mill levy

Maximum Debt Service Mill Levy: the maximum mill levy each District is permitted to impose for payment of debt as set forth in Section X.D

Maximum Operations and Maintenance Mill Levy: the maximum mill levy each District is permitted to impose for the payment of operating and maintenance expenses as set for in Section X.E

Maximum Total Mill Levy: the maximum mill levy each District is permitted to impose for the payment of debt as set forth in Section X.D. and operating and maintenance expenses as set forth in Section X.E

Project: the development or property commonly referred to as the Range Development

Public Improvements: the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped, and financed as generally described in the

Special District Act to serve the future taxpayers and inhabitants of the Districts as determined by the Boards of the Districts

Revenue Bonds: bonds issued by a District to finance a specific project, the income from which will be used for repaying the bond

Service District: District No. 1, a district that, in general, exists generally in the early stages of development to act as the financial, technical, and administrative management entity to oversee the design, financing, construction, and initial operation of public improvements that serve one or more other districts knows as the financing districts; the service district may also serve together with the Financing Districts as the basis for assessed valuation which mill levies and *ad valorem* property taxes are assessed in order to repay debt issued to fund the public improvements necessary to serve the development

Service Plan: the service plan for the Districts approved by the Board of County Commissioners

Special District Act: C.R.S. § 32-1-101, *et. seq.*, as amended

State: the State of Colorado

XVII. RESOLUTION OF APPROVAL

The Districts incorporate the Board of County Commissioner's resolution approving this Service Plan into this Service Plan to be presented to the district court attached hereto as **Exhibit G**.

XVIII. STATUTORY FINDINGS AND CONCLUSIONS

It is submitted that this Service Plan for the Districts, as required by C.R.S. § 32-1-203, as amended, establishes that:

1. There is sufficient existing and projected need for organized service in the area to be served by the Districts;

The purpose of the Districts is to finance and construct certain public improvements and to provide other additional services necessary to support the Project. The proposed public improvements and services are not, and in good faith based upon information and belief, will not be available to the community through the County or other existing municipality or quasi-municipal corporation, including special districts, within a reasonable time and on a comparable basis.

2. The existing service in the area to be served by the Districts is inadequate for present and projected needs;

The proposed public improvements and services are not, and in good faith based

upon information and belief, will not be available to the community through the County or other existing municipality or quasi-municipal corporation, including special districts, within a reasonable time and on a comparable basis.

3. The Districts are capable of providing economical and sufficient service to the area within its boundaries;

The formation of the Districts will ensure that the public improvements and other services are sufficient and constructed within a reasonable period of time for the benefit of the property owners located in the community.

4. The area to be included in the Districts has, or will have, the financial ability to discharge the indebtedness on a reasonable basis;

The estimated costs of the improvements and facilities to be constructed, installed, and/or acquired by the Districts are set forth in this Service Plan. The Financial Plan describes the anticipated issuance of debt and repayment based on projected development within the Districts' boundaries. The Financial Plan demonstrates that the Districts will have the ability to finance the facilities identified in this Service Plan and will be capable of discharging the proposed indebtedness on a reasonable basis.

5. Adequate service is not, or will not be, available to the area through the County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;

The proposed public improvements and services are not, and in good faith based upon information and belief, will not be available to the community through the County or other existing municipality or quasi-municipal corporation, including special districts, within a reasonable time and on a comparable basis.

6. The facility and service standards of the Districts are compatible with the facility and service standards of each county within which the Districts are to be located and each municipality which is an interested party under C.R.S. § 32-1-204(1), as amended;

As stated elsewhere in this Service Plan, all proposed facilities and services will be constructed in accordance with the standards and specifications of Douglas County, the State of Colorado, and any other appropriate jurisdictions.

7. The proposal is in substantial compliance with the County Comprehensive Master Plan, as amended, adopted pursuant to C.R.S. § 30-28-106, as amended;

The Project will be consistent with the Urban and Non-urban residential land use sections as allowed in the Louviers Rural Community Section 4 of the 2040 Comprehensive Master Plan. Nonurban Estate Residential densities allow 1 unit per 2.5 acres. Urban densities allow 4.36 units per acre. The Project balances and applies these

diverse sections and densities of the 2040 CMP to identify the most appropriate density for the Project at approximately 1.4 units per acre. The location of the Districts will provide for a logical transitional of land uses while also preserving and maintaining the historic and unique character of the Louviers Village located further to the west of the industrial and commercial properties.

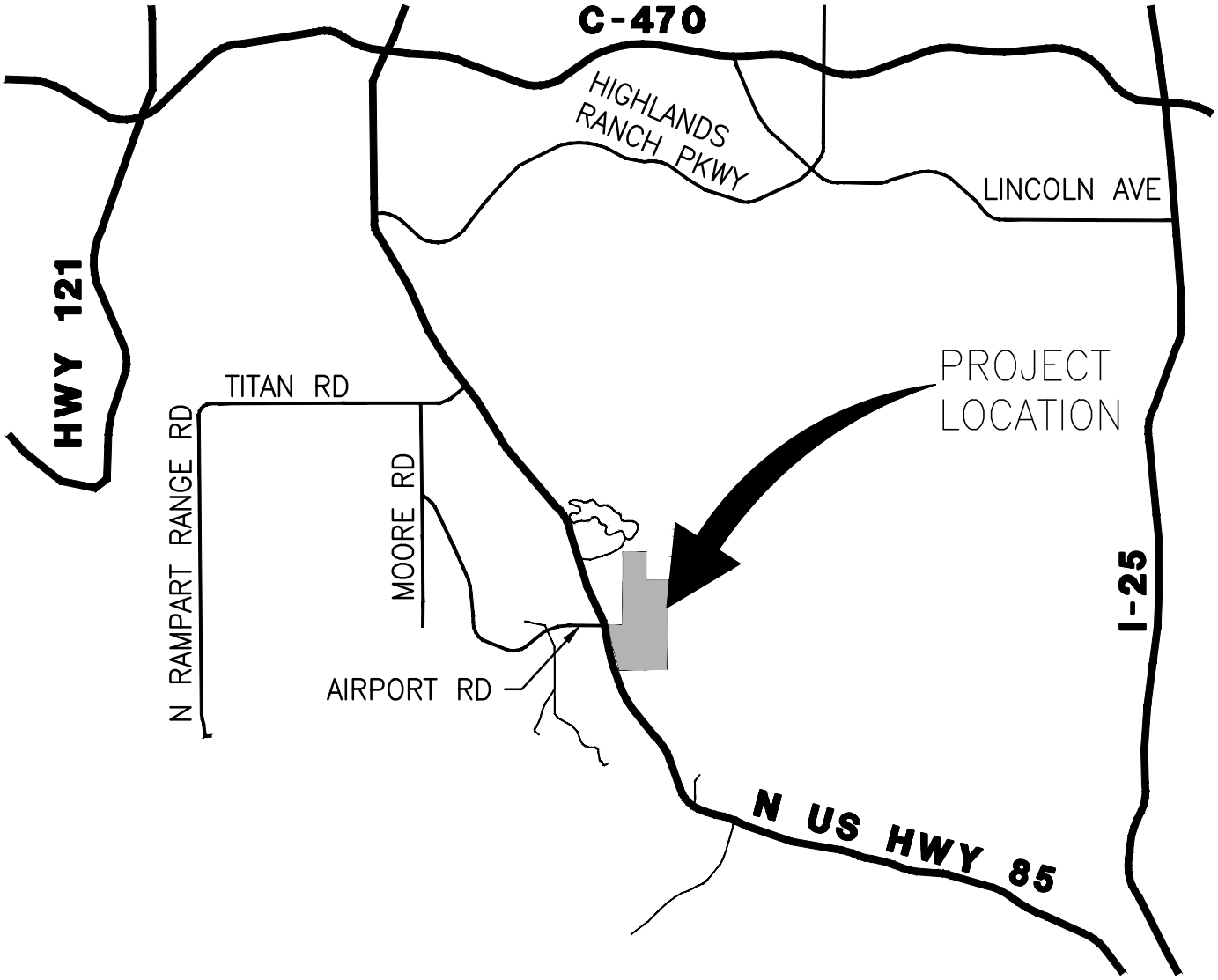
8. The proposal is in compliance with the Colorado Clean Water Plan, as amended; and

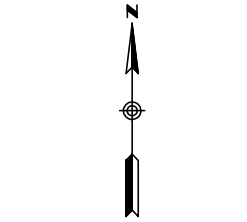
A letter is attached as **Exhibit I** that states District No. 1 will comply with the Colorado Clean Water Plan.

9. The creation of the Districts will be in the best interests of the area to be served.

As described throughout this Service Plan, the proposed public improvements and services are not, and in good faith based upon information and belief, will not be available to the community through the County or other existing municipality or quasi-municipal corporation, including special districts, within a reasonable time and on a comparable basis. The formation of the Districts will ensure that the public improvements and other services are sufficient and constructed within a reasonable period of time for the benefit of the property owners located in the community.

Exhibit A
Vicinity Map





LEGEND:

PROPERTY BOUNDARY

RICK ENGINEERING COMPANY
5690 WEBSTER STREET
ARVADA, CO 80002
303.423.6036
rickengineering.com

RANGE METROPOLITAN DISTRICT NO. 1-3

VICINITY MAP

PROJECT NO:	D02215	SCALE:	1"=10,000'
DRAWN BY:	CKG	DATE:	1/26/2023

\\cp.rickeng.com\projects\D02000\2215_Range\Civil\PlanSets\Metro District\2215-VicinityMap.dwg – plotted by: bgustafson ON 2023-01-26 @ 10:05 – ctb:rec_ncs_2022.ctb – © 2023 Rick Engineering Company

Exhibit B
Legal Description

Service Plan for Range Metropolitan District Nos. 1-3

DN 7352060.1

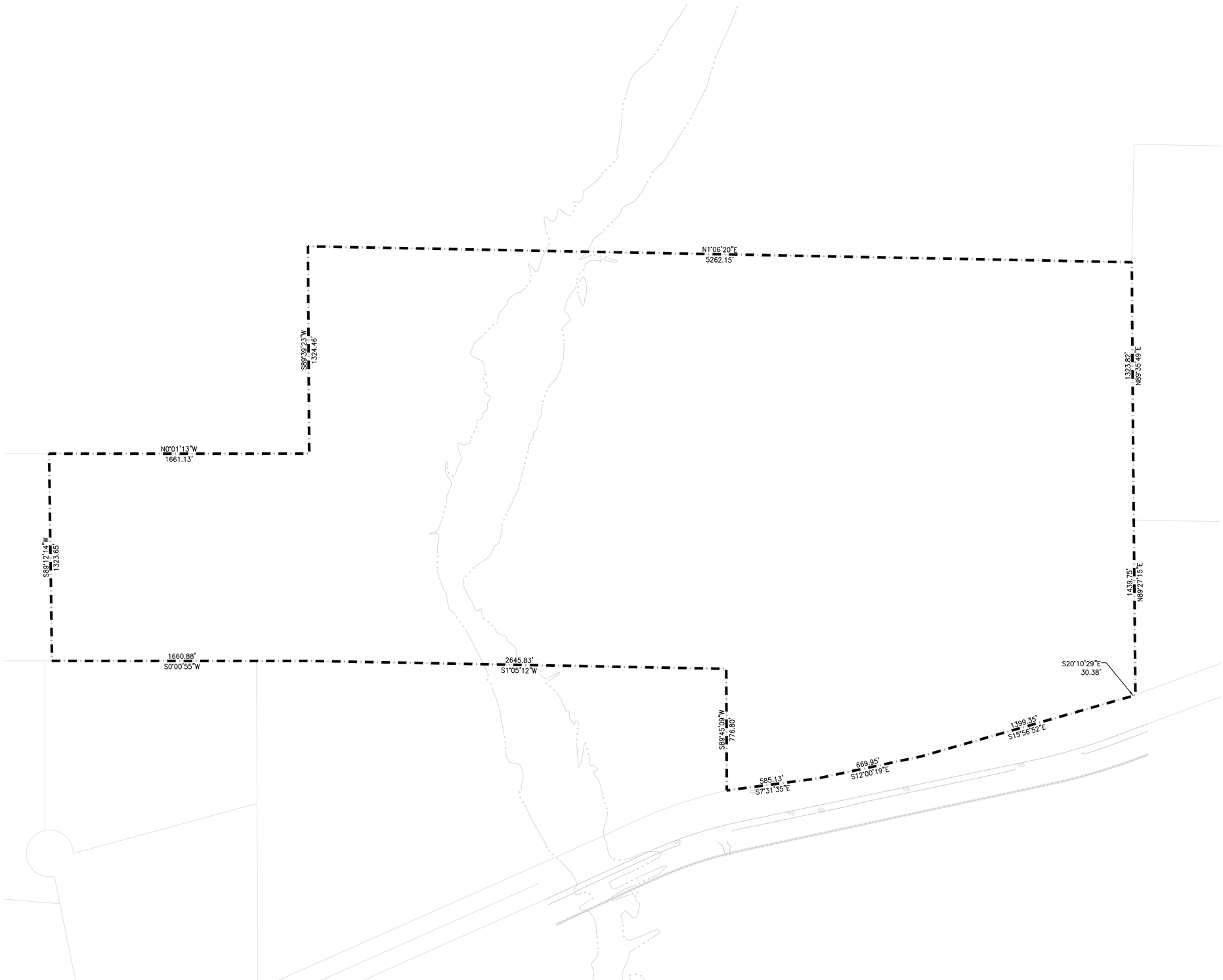
LEGAL DESCRIPTION

PER TITLE COMMITMENT NO. 100-N0027009-020-SB1, AMENDMENT NO. 2, PREPARED BY FIDELITY NATIONAL TITLE, NATIONAL COMMERCIAL SERVICES, WITH AN EFFECTIVE DATE OF SEPTEMBER 8, 2020 (NO TIME SPECIFIED)

THE SOUTH 1660.89 FEET OF THE EAST 1/2 SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THE WEST 1/2 WEST 1/2 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THE EAST 1/2 NORTHEAST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 LYING EAST OF U.S. HIGHWAY 85, ALL IN SECTION
3, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPTING THEREFROM THE PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION STATE OF COLORADO IN WARRANTY DEED RECORDED MARCH 25, 2016 AT RECEPTION NO. 2016017644,
COUNTY OF DOUGLAS, STATE OF COLORADO.

Exhibit C
District Boundary Map



N

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GRAPHIC SCALE: 1"=300'

LEGEND:

METRO DISTRICT BOUNDARY

RICK ENGINEERING COMPANY
5690 WEBSTER STREET
ARVADA, CO 80002
303.423.6036
rickengineering.com

RANGE METROPOLITAN DISTRICT NO. 1-3

BOUNDARY EXHIBIT

PROJECT NO:	D02215	SCALE:	1"=200'
DRAWN BY:	CKG	DATE:	1/26/2023

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Exhibit D
Cost of Improvements

Range Metropolitan District

Cost Estimates

Conceptual Estimate of Development Cost					
Work Area	**Improvement Plan**	**Unit**	**Unit Price**	**Quantity**	**Total Cost**
Streets	Street Paving, Asphalt, 4" depth	SY	$25.00	110,000	$ 2,750,000
	Base course, 9" depth	SY	$15.00	110,000	$ 1,650,000
	Subgrade Prep	SY	$10.00	110,000	$ 1,100,000
	Combination Curb, Gutter & Walk	LF	$80.00	35,000	$ 2,800,000
	Curb Ramps	EA	$4,000.00	50	$ 200,000
	Cross Pans	EA	$4,200.00	15	$ 63,000
	Earthwork Cut to Fill	CY	$4.00	400,000	$ 1,600,000
	Erosion Control	LS	$100,000.00	1	$ 100,000
	Clear & Grub	AC	$300.00	230	$ 69,000
				Subtotal	**$ 10,332,000**
Traffic	Clearing and Grubbing	LS	$40,000.00	1	$ 40,000
	Unclassified Excavation (CIP)	LS	$349,380.00	1	$ 349,380
	Soil Conditioning	ACRE	$18,000.00	1.57	$ 28,200
	Concrete Pavement (9 inches)	SY	$150.00	7,575	$ 1,136,400
	Removals	LS	$31,080.00	1	$ 31,080
	Drainage	LS	$124,320.00	1	$ 124,320
	Erosion Control	LS	$62,160.00	1	$ 62,160
	Traffic Signal	LS	$100,000.00	1	$ 100,000
	Signing and Striping	LS	$15,540.00	1	$ 15,540
	Utility Relocations	LS	$46,620.00	1	$ 46,620
	Construction Traffic Control	LS	$77,700.00	1	$ 77,700
	Mobilization	LS	$120,690.00	1	$ 120,690
	Construction Engineering & Materials Testing	LS	$415,760.00	1	$ 415,760
				Subtotal	**$ 3,188,000**
Storm Drainage	Storm Drain, 30" RCP	LF	$170.00	1100	$ 187,000
	Storm Drain, 24" RCP	LF	$110.00	3200	$ 352,000
	Storm Drain, 18" RCP	LF	$95.00	6,300	$ 598,500
	48" Manhole	EA	$7,000.00	28	$ 196,000
	60" Manhole	EA	$9,000.00	11	$ 99,000
	18" Flared End Section	EA	$2,000.00	1	$ 2,000
	24" Flared End Section	EA	$3,500.00	1	$ 3,500
	30" Flared End Section	EA	$3,500.00	2	$ 7,000
	5' Type R Inlet	EA	$6,000.00	8	$ 48,000
	10' Type R Inlet	EA	$8,000.00	24	$ 192,000
	15' Type R Inlet	EA	$10,000.00	4	$ 40,000
	Type C Inlet	EA	$5,000.00	4	$ 20,000
	Riprap	CY	$60.00	8,000	$ 480,000
	6' Concrete Trickle Channel	LF	$45.00	1,500	$ 67,500
	Trash Rack	EA	$1,500.00	3	$ 4,500
	Pond Outlet Structure	EA	$25,000.00	3	$ 75,000
	Forebay	EA	$15,000.00	4	$ 60,000
	Micro Pool	EA	$10,000.00	3	$ 30,000
	Detention Pond	EA	$75,000.00	3	$ 225,000
				Subtotal	**$ 2,687,000**
Water	Water Main, 8" PVC	LF	$90.00	14,000	$ 1,260,000
	8" Cross	EA	$1,000.00	3	$ 3,000
	6" Fire Hydrant Assembly	EA	$9,000.00	30	$ 270,000
	Gate Valve, 6"	EA	$2,500.00	30	$ 75,000
	Gate Valve, 8"	EA	$2,500.00	45	$ 112,500
	Tees	EA	$800.00	42	$ 33,600
	Bends	EA	$525.00	40	$ 21,000
	Water Well Pump, Collection Facilitics, and Treatment Plant	EA	$5,000,000.00	1	$ 5,000,000
	Service line 3/4"	EA	$2,000.00	318	$ 636,000
				Subtotal	**$ 7,411,100**

Sewer	Sewer Main, 8"	LF	$76.50	17,550	$ 1,342,575
	Sewer Manholes	EA	$6,500.00	92	$ 598,000
	Connection to offsite sewer (CR)	EA	$2,000,000.00	1	$ 2,000,000
	ALT - Sewer Treatment Facility	EA	$2,000,000.00	1	$ 2,000,000
	Service Lateral 4" PVC	EA	$3,000.00	318	$ 954,000
				Subtotal	**$ 6,894,575**
Parks and Recreation	Onsite Landscaping	LS	$1,700,000.00	1	$ 1,700,000
	Comminity Amenity	LS	$2,000,000.00	1	$ 2,000,000
	Trailhead Amenities	LS	$600,000.00	1	$ 600,000
				Subtotal	**$ 4,300,000**
			Improvement Cost Subtotal:	**$**	**34,812,675**
Construction Management, Testing & Support	15% of Improvement Cost			$	5,221,901
			Project Subtotal:	**$**	**40,034,576**
Contingency	10% of Project Subtotal			$	4,003,458
			TOTAL:	**$**	**44,038,034**

Exhibit E
Map of Improvements

N

300 150 0 300 600

GRAPHIC SCALE: 1"=300'

LEGEND:

PUBLIC STREET

METRO DISTRICT BOUNDARY

RICK ENGINEERING COMPANY
5690 WEBSTER STREET
ARVADA, CO 80002
303.423.6036
rickengineering.com

RANGE METROPOLITAN DISTRICT NO. 1-3

STREET EXHIBIT

PROJECT NO:	D02215	SCALE:	1"=200'
DRAWN BY:	CKG	DATE:	1/26/2023

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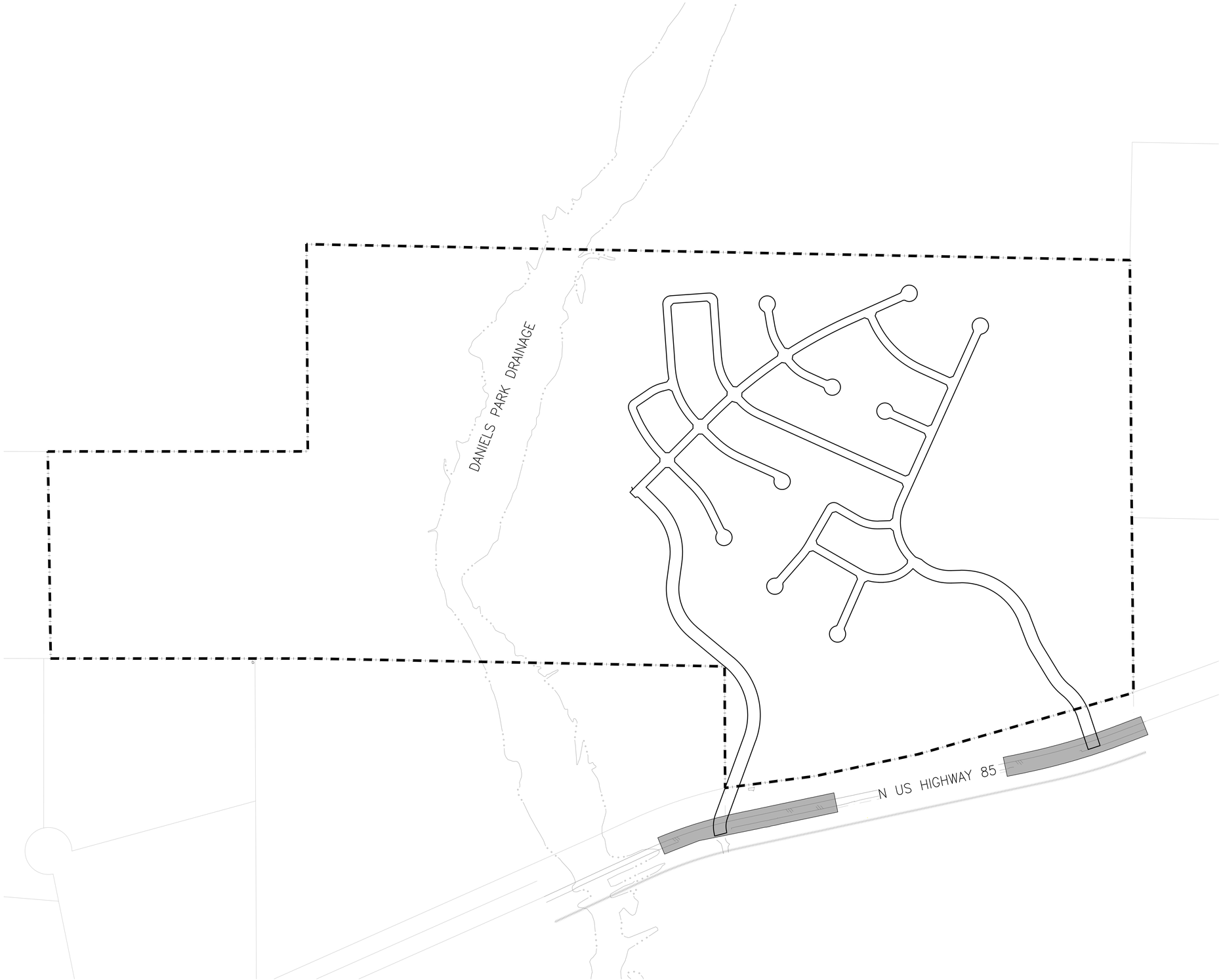

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GRAPHIC SCALE: 1"=300'

LEGEND:

- CDOT IMPROVEMENTS
- PUBLIC STREET
- METRO DISTRICT BOUNDARY

RICK ENGINEERING COMPANY
5690 WEBSTER STREET
ARVADA, CO 80002
303.423.6036
rickengineering.com

RANGE METROPOLITAN DISTRICT NO. 1-3

TRAFFIC EXHIBIT

PROJECT NO:	D02215	SCALE:	1"=200'
DRAWN BY:	CKG	DATE:	1/26/2023

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LEGEND:

- PROPOSED POND
- PROPOSED STORM DRAIN
- PUBLIC STREET
- METRO DISTRICT BOUNDARY

RICK ENGINEERING COMPANY
5690 WEBSTER STREET
ARVADA, CO 80002
303.423.6036
rickengineering.com

RANGE METROPOLITAN DISTRICT NO. 1-3

DRAINAGE EXHIBIT

PROJECT NO:	D02215	SCALE:	1"=200'
DRAWN BY:	CKG	DATE:	1/26/2023

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GRAPHIC SCALE: 1"=300'

LEGEND:

- RAW WATER
- PROPOSED TREATED WATERMAIN
- PUBLIC STREET
- METRO DISTRICT BOUNDARY

RICK ENGINEERING COMPANY
5690 WEBSTER STREET
ARVADA, CO 80002
303.423.6036
rickengineering.com

RANGE METROPOLITAN DISTRICT NO. 1-3

WATER EXHIBIT

PROJECT NO:	D02215	SCALE:	1"=200'
DRAWN BY:	CKG	DATE:	1/26/2023

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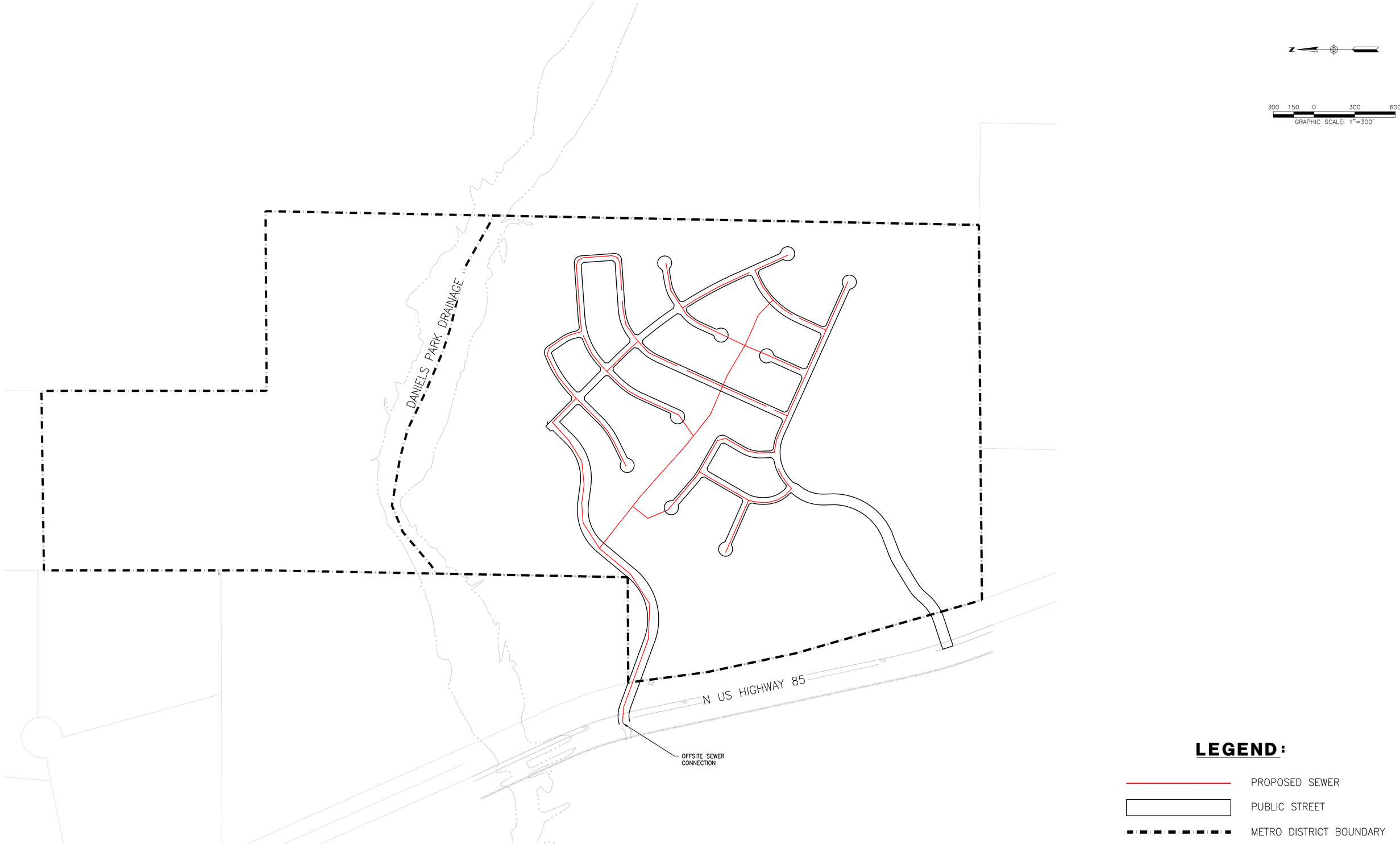

LEGEND:

- PROPOSED SEWER
- PUBLIC STREET
- METRO DISTRICT BOUNDARY

RICK ENGINEERING COMPANY
5690 WEBSTER STREET
ARVADA, CO 80002
303.423.6036
rickengineering.com

RANGE METROPOLITAN DISTRICT NO. 1-3

SEWER EXHIBIT

PROJECT NO:	D02215	SCALE:	1"=200'
DRAWN BY:	CKG	DATE:	1/26/2023

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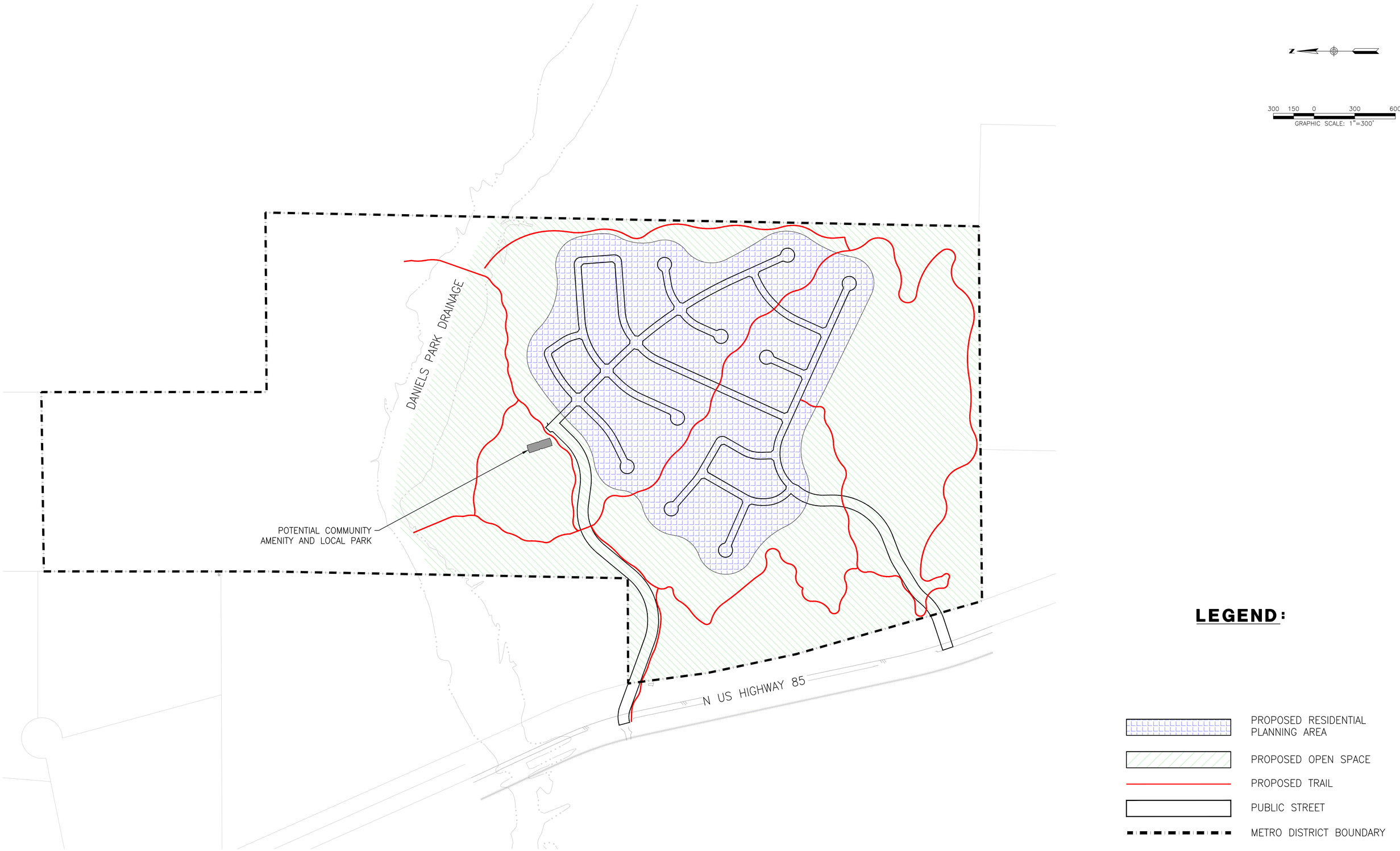

LEGEND:

- PROPOSED RESIDENTIAL PLANNING AREA
- PROPOSED OPEN SPACE
- PROPOSED TRAIL
- PUBLIC STREET
- METRO DISTRICT BOUNDARY

RICK ENGINEERING COMPANY
5690 WEBSTER STREET
ARVADA, CO 80002
303.423.6036
rickengineering.com

RANGE METROPOLITAN DISTRICT NO. 1-3

PARK AND OPEN SPACE EXHIBIT

PROJECT NO:	D02215	SCALE:	1"=200'
DRAWN BY:	CKG	DATE:	1/26/2023

Exhibit F
Financial Plan

Service Plan for Range Metropolitan District Nos. 1-3

DN 7352060.1

Range Metropolitan District Nos. 1-3
Douglas County, Colorado
~~~
General Obligation Bonds, Series 2023
General Obligation Refunding & Improvement Bonds, Series 2033
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Service Plan

Bond Assumptions	Series 2023	Series 2033	Total
Closing Date	12/1/2023	12/1/2033	
First Call Date	12/1/2028	12/1/2043	
Final Maturity	12/1/2053	12/1/2063	
Discharge Date	12/2/2063	12/2/2063	
Sources of Funds			
Par Amount	24,670,000	43,750,000	
Funds on Hand	0	1,100,000	
Total	24,670,000	44,850,000	
Uses of Funds			
Project Fund	**18,124,100**	**17,440,250**	**35,564,350**
Refunding Escrow	0	24,190,000	
Capitalized Interest	3,700,500	0	
Reserve Fund	0	2,801,000	
Surplus Deposit	2,102,000	0	
Cost of Issuance	743,400	418,750	
Total	24,670,000	44,850,000	
Debt Features			
Projected Coverage at Mill Levy Cap	1.00x	1.00x	
Tax Status	Tax-Exempt	Tax-Exempt	
Interest Payment Type	Current	Current	
Rating	Non-Rated	Investment Grade	
Coupon (Interest Rate)	5.000%	3.000%	
Annual Trustee Fee	$4,000	$4,000	
Biennial Reassessment			
Residential	6.00%	6.00%	

Tax Authority Assumptions	
Metropolitan District Revenue	
Residential Assessment Ratio	
Service Plan Base Year	2023
Single Family 2023 Base Rate	6.95%
Debt Service Mills	
Service Plan Mill Levy Cap	50.000
Maximum Adjusted Cap	50.000
Specific Ownership Tax	6.00%
County Treasurer Fee	1.50%

Range Metropolitan District Nos. 1-3
Development Summary

	Residential								
	SFD	-	-	-	-	-	-	-	-	Total
Statutory Actual Value (2022)	$1,000,000	-	-	-	-	-	-	-	-	
2023	-	-	-	-	-	-	-	-	-	-
2024	58	-	-	-	-	-	-	-	-	58
2025	58	-	-	-	-	-	-	-	-	58
2026	58	-	-	-	-	-	-	-	-	58
2027	58	-	-	-	-	-	-	-	-	58
2028	58	-	-	-	-	-	-	-	-	58
2029	28	-	-	-	-	-	-	-	-	28
2030	-	-	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-	-	-	-
2059	-	-	-	-	-	-	-	-	-	-
2060	-	-	-	-	-	-	-	-	-	-
2061	-	-	-	-	-	-	-	-	-	-
2062	-	-	-	-	-	-	-	-	-	-
2063	-	-	-	-	-	-	-	-	-	-
Total Units	**318**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**318**
Total Statutory Actual Value	**$318,000,000**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**$318,000,000**

Range Metropolitan District Nos. 1-3

Assessed Value

	Vacant and Improved Land[1]		Residential - Single Family 2023					Total
	Cumulative Statutory Actual Value	Assessed Value in Collection Year 2 Year Lag 29.00%	Residential Units Delivered	Biennial Reassessment 6.00%	Cumulative Statutory Actual Value	Assessment Rate	Assessed Value in Collection Year 2 Year Lag	Assessed Value in Collection Year 2 Year Lag
2023	5,800,000	0	-	-	0	6.950%	0	0
2024	5,800,000	0	58	-	60,343,200	6.950%	0	0
2025	5,800,000	1,682,000	58	-	121,893,264	6.950%	0	1,682,000
2026	5,800,000	1,682,000	58	7,313,596	191,987,925	6.950%	4,193,852	5,875,852
2027	5,800,000	1,682,000	58	-	256,024,612	6.950%	8,471,582	10,153,582
2028	2,800,000	1,682,000	58	15,361,477	336,703,509	6.950%	13,343,161	15,025,161
2029	0	1,682,000	28	-	368,866,707	6.950%	17,793,711	19,475,711
2030	0	812,000	-	22,132,002	390,998,710	6.950%	23,400,894	24,212,894
2031	0	0	-	-	390,998,710	6.950%	25,636,236	25,636,236
2032	0	0	-	23,459,923	414,458,632	6.950%	27,174,410	27,174,410
2033	0	0	-	-	414,458,632	6.950%	27,174,410	27,174,410
2034	0	0	-	24,867,518	439,326,150	6.950%	28,804,875	28,804,875
2035	0	0	-	-	439,326,150	6.950%	28,804,875	28,804,875
2036	0	0	-	26,359,569	465,685,719	6.950%	30,533,167	30,533,167
2037	0	0	-	-	465,685,719	6.950%	30,533,167	30,533,167
2038	0	0	-	27,941,143	493,626,863	6.950%	32,365,158	32,365,158
2039	0	0	-	-	493,626,863	6.950%	32,365,158	32,365,158
2040	0	0	-	29,617,612	523,244,474	6.950%	34,307,067	34,307,067
2041	0	0	-	-	523,244,474	6.950%	34,307,067	34,307,067
2042	0	0	-	31,394,668	554,639,143	6.950%	36,365,491	36,365,491
2043	0	0	-	-	554,639,143	6.950%	36,365,491	36,365,491
2044	0	0	-	33,278,349	587,917,491	6.950%	38,547,420	38,547,420
2045	0	0	-	-	587,917,491	6.950%	38,547,420	38,547,420
2046	0	0	-	35,275,049	623,192,541	6.950%	40,860,266	40,860,266
2047	0	0	-	-	623,192,541	6.950%	40,860,266	40,860,266
2048	0	0	-	37,391,552	660,584,093	6.950%	43,311,882	43,311,882
2049	0	0	-	-	660,584,093	6.950%	43,311,882	43,311,882
2050	0	0	-	39,635,046	700,219,139	6.950%	45,910,594	45,910,594
2051	0	0	-	-	700,219,139	6.950%	45,910,594	45,910,594
2052	0	0	-	42,013,148	742,232,287	6.950%	48,665,230	48,665,230
2053	0	0	-	-	742,232,287	6.950%	48,665,230	48,665,230
2054	0	0	-	44,533,937	786,766,224	6.950%	51,585,144	51,585,144
2055	0	0	-	-	786,766,224	6.950%	51,585,144	51,585,144
2056	0	0	-	47,205,973	833,972,198	6.950%	54,680,253	54,680,253
2057	0	0	-	-	833,972,198	6.950%	54,680,253	54,680,253
2058	0	0	-	50,038,332	884,010,530	6.950%	57,961,068	57,961,068
2059	0	0	-	-	884,010,530	6.950%	57,961,068	57,961,068
2060	0	0	-	53,040,632	937,051,162	6.950%	61,438,732	61,438,732
2061	0	0	-	-	937,051,162	6.950%	61,438,732	61,438,732
2062	0	0	-	56,223,070	993,274,231	6.950%	65,125,056	65,125,056
2063	0	0	-	-	993,274,231	6.950%	65,125,056	65,125,056
Total			318	647,082,596				

1. Vacant land value calculated in year prior to construction as 10% build-out market value

Range Metropolitan District Nos. 1-3

Revenue

	Total	District Mill Levy Revenue			Expense		Total
	Assessed Value in Collection Year	Debt Mill Levy 50.000 Cap 50.000 Target	Debt Mill Levy Collections 99.50%	Specific Ownership Taxes 6.00%	County Treasurer Fee 1.50%	Annual Trustee Fee	Revenue Available for Debt Service
2023	0	0.000	0	0	0	0	0
2024	0	50.000	0	0	0	(4,000)	(4,000)
2025	1,682,000	50.000	83,680	5,021	(1,255)	(4,000)	83,445
2026	5,875,852	50.000	292,324	17,539	(4,385)	(4,000)	301,478
2027	10,153,582	50.000	505,141	30,308	(7,577)	(4,000)	523,872
2028	15,025,161	50.000	747,502	44,850	(11,213)	(4,000)	777,139
2029	19,475,711	50.000	968,917	58,135	(14,534)	(4,000)	1,008,518
2030	24,212,894	50.000	1,204,591	72,275	(18,069)	(4,000)	1,254,798
2031	25,636,236	50.000	1,275,403	76,524	(19,131)	(4,000)	1,328,796
2032	27,174,410	50.000	1,351,927	81,116	(20,279)	(4,000)	1,408,764
2033	27,174,410	50.000	1,351,927	81,116	(20,279)	(4,000)	1,408,764
2034	28,804,875	50.000	1,433,043	85,983	(21,496)	(4,000)	1,493,529
2035	28,804,875	50.000	1,433,043	85,983	(21,496)	(4,000)	1,493,529
2036	30,533,167	50.000	1,519,025	91,142	(22,785)	(4,000)	1,583,381
2037	30,533,167	50.000	1,519,025	91,142	(22,785)	(4,000)	1,583,381
2038	32,365,158	50.000	1,610,167	96,610	(24,152)	(4,000)	1,678,624
2039	32,365,158	50.000	1,610,167	96,610	(24,152)	(4,000)	1,678,624
2040	34,307,067	50.000	1,706,777	102,407	(25,602)	(4,000)	1,779,582
2041	34,307,067	50.000	1,706,777	102,407	(25,602)	(4,000)	1,779,582
2042	36,365,491	50.000	1,809,183	108,551	(27,138)	(4,000)	1,886,596
2043	36,365,491	50.000	1,809,183	108,551	(27,138)	(4,000)	1,886,596
2044	38,547,420	50.000	1,917,734	115,064	(28,766)	(4,000)	2,000,032
2045	38,547,420	50.000	1,917,734	115,064	(28,766)	(4,000)	2,000,032
2046	40,860,266	50.000	2,032,798	121,968	(30,492)	(4,000)	2,120,274
2047	40,860,266	50.000	2,032,798	121,968	(30,492)	(4,000)	2,120,274
2048	43,311,882	50.000	2,154,766	129,286	(32,321)	(4,000)	2,247,731
2049	43,311,882	50.000	2,154,766	129,286	(32,321)	(4,000)	2,247,731
2050	45,910,594	50.000	2,284,052	137,043	(34,261)	(4,000)	2,382,834
2051	45,910,594	50.000	2,284,052	137,043	(34,261)	(4,000)	2,382,834
2052	48,665,230	50.000	2,421,095	145,266	(36,316)	(4,000)	2,526,044
2053	48,665,230	50.000	2,421,095	145,266	(36,316)	(4,000)	2,526,044
2054	51,585,144	50.000	2,566,361	153,982	(38,495)	(4,000)	2,677,847
2055	51,585,144	50.000	2,566,361	153,982	(38,495)	(4,000)	2,677,847
2056	54,680,253	50.000	2,720,343	163,221	(40,805)	(4,000)	2,838,758
2057	54,680,253	50.000	2,720,343	163,221	(40,805)	(4,000)	2,838,758
2058	57,961,068	50.000	2,883,563	173,014	(43,253)	(4,000)	3,009,323
2059	57,961,068	50.000	2,883,563	173,014	(43,253)	(4,000)	3,009,323
2060	61,438,732	50.000	3,056,577	183,395	(45,849)	(4,000)	3,190,123
2061	61,438,732	50.000	3,056,577	183,395	(45,849)	(4,000)	3,190,123
2062	65,125,056	50.000	3,239,972	194,398	(48,600)	(4,000)	3,381,770
2063	65,125,056	50.000	3,239,972	194,398	(48,600)	(4,000)	3,381,770
Total			74,492,320	4,469,539	(1,117,385)	(160,000)	77,684,474

Range Metropolitan District Nos. 1-3
Debt Service

	Total	Net Debt Service		Total	Surplus Fund				Ratio Analysis	
		Series 2023	Series 2033							
	Revenue Available for Debt Service	Dated: 12/1/2023 Par: $24,670,000 Proj: $18,124,100	Dated: 12/1/2033 Par: $43,750,000 Proj: $17,440,250 Escr: $24,190,000		Annual Surplus	Funds on Hand Used as a Source	Cumulative Balance[1] $0	Released Revenue	Debt Service Coverage	Senior Debt to Assessed Value
2023	0	0		0	0		2,102,000	0	n/a	n/a
2024	(4,000)	0		0	(4,000)		2,098,000	0	n/a	n/a
2025	83,445	0		0	83,445		2,181,445	0	n/a	n/a
2026	301,478	0		0	301,478		2,482,923	0	n/a	1467%
2027	523,872	1,233,500		1,233,500	(709,628)		1,773,295	0	42%	420%
2028	777,139	1,233,500		1,233,500	(456,361)		1,316,935	0	63%	243%
2029	1,008,518	1,233,500		1,233,500	(224,982)		1,091,953	0	82%	164%
2030	1,254,798	1,253,500		1,253,500	1,298		1,093,251	0	100%	127%
2031	1,328,796	1,327,500		1,327,500	1,296		1,094,546	0	100%	101%
2032	1,408,764	1,407,750		1,407,750	1,014		1,095,560	0	100%	95%
2033	1,408,764	1,403,750	0	1,403,750	5,014	1,100,000	0	574	100%	161%
2034	1,493,529	Refunded	1,492,500	1,492,500	1,029		0	1,029	100%	160%
2035	1,493,529		1,492,100	1,492,100	1,429		0	1,429	100%	151%
2036	1,583,381		1,581,550	1,581,550	1,831		0	1,831	100%	150%
2037	1,583,381		1,583,150	1,583,150	231		0	231	100%	140%
2038	1,678,624		1,674,450	1,674,450	4,174		0	4,174	100%	139%
2039	1,678,624		1,677,750	1,677,750	874		0	874	100%	130%
2040	1,779,582		1,775,600	1,775,600	3,982		0	3,982	100%	128%
2041	1,779,582		1,775,150	1,775,150	4,432		0	4,432	100%	119%
2042	1,886,596		1,884,250	1,884,250	2,346		0	2,346	100%	118%
2043	1,886,596		1,884,600	1,884,600	1,996		0	1,996	100%	109%
2044	2,000,032		1,999,350	1,999,350	682		0	682	100%	107%
2045	2,000,032		1,995,050	1,995,050	4,982		0	4,982	100%	99%
2046	2,120,274		2,115,150	2,115,150	5,124		0	5,124	100%	96%
2047	2,120,274		2,115,900	2,115,900	4,374		0	4,374	100%	88%
2048	2,247,731		2,245,750	2,245,750	1,981		0	1,981	100%	85%
2049	2,247,731		2,245,800	2,245,800	1,931		0	1,931	100%	78%
2050	2,382,834		2,379,800	2,379,800	3,034		0	3,034	100%	75%
2051	2,382,834		2,378,700	2,378,700	4,134		0	4,134	100%	67%
2052	2,526,044		2,521,400	2,521,400	4,644		0	4,644	100%	64%
2053	2,526,044		2,523,550	2,523,550	2,494		0	2,494	100%	57%
2054	2,677,847		2,674,200	2,674,200	3,647		0	3,647	100%	53%
2055	2,677,847		2,673,850	2,673,850	3,997		0	3,997	100%	46%
2056	2,838,758		2,836,850	2,836,850	1,908		0	1,908	100%	42%
2057	2,838,758		2,838,250	2,838,250	508		0	508	100%	36%
2058	3,009,323		3,007,700	3,007,700	1,623		0	1,623	100%	31%
2059	3,009,323		3,005,100	3,005,100	4,223		0	4,223	100%	25%
2060	3,190,123		3,185,400	3,185,400	4,723		0	4,723	100%	21%
2061	3,190,123		3,188,050	3,188,050	2,073		0	2,073	100%	15%
2062	3,381,770		3,378,150	3,378,150	3,620		0	3,620	100%	10%
2063	3,381,770		3,379,000	3,379,000	2,770		0	2,770	100%	0%
Total	77,684,474	9,093,000	69,508,100	78,601,100	(916,626)	1,100,000		85,374		

1. Assumes $2,102,000 Deposit to Surplus Fund at Closing

SOURCES AND USES OF FUNDS

RANGE METROPOLITAN DISTRICT NOS. 1-3
Douglas County, Colorado
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GENERAL OBLIGATION BONDS, SERIES 2023
Service Plan

Dated Date	12/01/2023
Delivery Date	12/01/2023

Sources:	
Bond Proceeds:	
Par Amount	24,670,000.00
	24,670,000.00

Uses:	
Project Fund Deposits:	
Project Fund	18,124,100.00
Other Fund Deposits:	
Capitalized Interest Fund	3,700,500.00
Surplus Deposit	2,102,000.00
	5,802,500.00
Cost of Issuance:	
Other Cost of Issuance	250,000.00
Delivery Date Expenses:	
Underwriter's Discount	493,400.00
	24,670,000.00

BOND SUMMARY STATISTICS

RANGE METROPOLITAN DISTRICT NOS. 1-3
Douglas County, Colorado
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GENERAL OBLIGATION BONDS, SERIES 2023
Service Plan

Dated Date	12/01/2023
Delivery Date	12/01/2023
Last Maturity	12/01/2053
Arbitrage Yield	5.000000%
True Interest Cost (TIC)	5.148875%
Net Interest Cost (NIC)	5.083416%
All-In TIC	5.225998%
Average Coupon	5.000000%
Average Life (years)	23.976
Duration of Issue (years)	13.857
Par Amount	24,670,000.00
Bond Proceeds	24,670,000.00
Total Interest	29,574,750.00
Net Interest	30,068,150.00
Total Debt Service	54,244,750.00
Maximum Annual Debt Service	4,625,250.00
Average Annual Debt Service	1,808,158.33
Underwriter's Fees (per $1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

Bond Component	*Par Value*	*Price*	*Average Coupon*	*Average Life*
Term Bond Due 2053	24,670,000.00	100.000	5.000%	23.976
	24,670,000.00			23.976

	TIC	All-In TIC	Arbitrage Yield
Par Value	24,670,000.00	24,670,000.00	24,670,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	(493,400.00)	(493,400.00)	
- Cost of Issuance Expense		(250,000.00)	
- Other Amounts			
Target Value	24,176,600.00	23,926,600.00	24,670,000.00
Target Date	12/01/2023	12/01/2023	12/01/2023
Yield	5.148875%	5.225998%	5.000000%

BOND PRICING

RANGE METROPOLITAN DISTRICT NOS. 1-3
Douglas County, Colorado
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GENERAL OBLIGATION BONDS, SERIES 2023
Service Plan

Bond Component	*Maturity Date*	*Amount*	*Rate*	*Yield*	*Price*
Term Bond Due 2053:					
	12/01/2024		5.000%	5.000%	100.000
	12/01/2025		5.000%	5.000%	100.000
	12/01/2026		5.000%	5.000%	100.000
	12/01/2027		5.000%	5.000%	100.000
	12/01/2028		5.000%	5.000%	100.000
	12/01/2029		5.000%	5.000%	100.000
	12/01/2030	20,000	5.000%	5.000%	100.000
	12/01/2031	95,000	5.000%	5.000%	100.000
	12/01/2032	180,000	5.000%	5.000%	100.000
	12/01/2033	185,000	5.000%	5.000%	100.000
	12/01/2034	280,000	5.000%	5.000%	100.000
	12/01/2035	295,000	5.000%	5.000%	100.000
	12/01/2036	400,000	5.000%	5.000%	100.000
	12/01/2037	420,000	5.000%	5.000%	100.000
	12/01/2038	535,000	5.000%	5.000%	100.000
	12/01/2039	565,000	5.000%	5.000%	100.000
	12/01/2040	690,000	5.000%	5.000%	100.000
	12/01/2041	725,000	5.000%	5.000%	100.000
	12/01/2042	870,000	5.000%	5.000%	100.000
	12/01/2043	915,000	5.000%	5.000%	100.000
	12/01/2044	1,075,000	5.000%	5.000%	100.000
	12/01/2045	1,125,000	5.000%	5.000%	100.000
	12/01/2046	1,305,000	5.000%	5.000%	100.000
	12/01/2047	1,370,000	5.000%	5.000%	100.000
	12/01/2048	1,565,000	5.000%	5.000%	100.000
	12/01/2049	1,640,000	5.000%	5.000%	100.000
	12/01/2050	1,860,000	5.000%	5.000%	100.000
	12/01/2051	1,955,000	5.000%	5.000%	100.000
	12/01/2052	2,195,000	5.000%	5.000%	100.000
	12/01/2053	4,405,000	5.000%	5.000%	100.000
		24,670,000			

Dated Date	12/01/2023	
Delivery Date	12/01/2023	
First Coupon	06/01/2024	
Par Amount	24,670,000.00	
Original Issue Discount		
Production	24,670,000.00	100.000000%
Underwriter's Discount	(493,400.00)	(2.000000%)
Purchase Price	24,176,600.00	98.000000%
Accrued Interest		
Net Proceeds	24,176,600.00	

NET DEBT SERVICE

RANGE METROPOLITAN DISTRICT NOS. 1-3
Douglas County, Colorado
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GENERAL OBLIGATION BONDS, SERIES 2023
Service Plan

Period Ending	*Principal*	*Coupon*	*Interest*	*Total Debt Service*	*Capitalized Interest Fund*	*Surplus Deposit*	*Net Debt Service*
12/01/2024			1,233,500	1,233,500	1,233,500		
12/01/2025			1,233,500	1,233,500	1,233,500		
12/01/2026			1,233,500	1,233,500	1,233,500		
12/01/2027			1,233,500	1,233,500			1,233,500
12/01/2028			1,233,500	1,233,500			1,233,500
12/01/2029			1,233,500	1,233,500			1,233,500
12/01/2030	20,000	5.000%	1,233,500	1,253,500			1,253,500
12/01/2031	95,000	5.000%	1,232,500	1,327,500			1,327,500
12/01/2032	180,000	5.000%	1,227,750	1,407,750			1,407,750
12/01/2033	185,000	5.000%	1,218,750	1,403,750			1,403,750
12/01/2034	280,000	5.000%	1,209,500	1,489,500			1,489,500
12/01/2035	295,000	5.000%	1,195,500	1,490,500			1,490,500
12/01/2036	400,000	5.000%	1,180,750	1,580,750			1,580,750
12/01/2037	420,000	5.000%	1,160,750	1,580,750			1,580,750
12/01/2038	535,000	5.000%	1,139,750	1,674,750			1,674,750
12/01/2039	565,000	5.000%	1,113,000	1,678,000			1,678,000
12/01/2040	690,000	5.000%	1,084,750	1,774,750			1,774,750
12/01/2041	725,000	5.000%	1,050,250	1,775,250			1,775,250
12/01/2042	870,000	5.000%	1,014,000	1,884,000			1,884,000
12/01/2043	915,000	5.000%	970,500	1,885,500			1,885,500
12/01/2044	1,075,000	5.000%	924,750	1,999,750			1,999,750
12/01/2045	1,125,000	5.000%	871,000	1,996,000			1,996,000
12/01/2046	1,305,000	5.000%	814,750	2,119,750			2,119,750
12/01/2047	1,370,000	5.000%	749,500	2,119,500			2,119,500
12/01/2048	1,565,000	5.000%	681,000	2,246,000			2,246,000
12/01/2049	1,640,000	5.000%	602,750	2,242,750			2,242,750
12/01/2050	1,860,000	5.000%	520,750	2,380,750			2,380,750
12/01/2051	1,955,000	5.000%	427,750	2,382,750			2,382,750
12/01/2052	2,195,000	5.000%	330,000	2,525,000			2,525,000
12/01/2053	4,405,000	5.000%	220,250	4,625,250		2,102,000	2,523,250
	24,670,000		29,574,750	54,244,750	3,700,500	2,102,000	48,442,250

BOND DEBT SERVICE

RANGE METROPOLITAN DISTRICT NOS. 1-3
Douglas County, Colorado
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## GENERAL OBLIGATION BONDS, SERIES 2023
## Service Plan

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service |
|---|---|---|---|---|---|
| 06/01/2024 | | | 616,750 | 616,750 | |
| 12/01/2024 | | | 616,750 | 616,750 | 1,233,500 |
| 06/01/2025 | | | 616,750 | 616,750 | |
| 12/01/2025 | | | 616,750 | 616,750 | 1,233,500 |
| 06/01/2026 | | | 616,750 | 616,750 | |
| 12/01/2026 | | | 616,750 | 616,750 | 1,233,500 |
| 06/01/2027 | | | 616,750 | 616,750 | |
| 12/01/2027 | | | 616,750 | 616,750 | 1,233,500 |
| 06/01/2028 | | | 616,750 | 616,750 | |
| 12/01/2028 | | | 616,750 | 616,750 | 1,233,500 |
| 06/01/2029 | | | 616,750 | 616,750 | |
| 12/01/2029 | | | 616,750 | 616,750 | 1,233,500 |
| 06/01/2030 | | | 616,750 | 616,750 | |
| 12/01/2030 | 20,000 | 5.000% | 616,750 | 636,750 | 1,253,500 |
| 06/01/2031 | | | 616,250 | 616,250 | |
| 12/01/2031 | 95,000 | 5.000% | 616,250 | 711,250 | 1,327,500 |
| 06/01/2032 | | | 613,875 | 613,875 | |
| 12/01/2032 | 180,000 | 5.000% | 613,875 | 793,875 | 1,407,750 |
| 06/01/2033 | | | 609,375 | 609,375 | |
| 12/01/2033 | 185,000 | 5.000% | 609,375 | 794,375 | 1,403,750 |
| 06/01/2034 | | | 604,750 | 604,750 | |
| 12/01/2034 | 280,000 | 5.000% | 604,750 | 884,750 | 1,489,500 |
| 06/01/2035 | | | 597,750 | 597,750 | |
| 12/01/2035 | 295,000 | 5.000% | 597,750 | 892,750 | 1,490,500 |
| 06/01/2036 | | | 590,375 | 590,375 | |
| 12/01/2036 | 400,000 | 5.000% | 590,375 | 990,375 | 1,580,750 |
| 06/01/2037 | | | 580,375 | 580,375 | |
| 12/01/2037 | 420,000 | 5.000% | 580,375 | 1,000,375 | 1,580,750 |
| 06/01/2038 | | | 569,875 | 569,875 | |
| 12/01/2038 | 535,000 | 5.000% | 569,875 | 1,104,875 | 1,674,750 |
| 06/01/2039 | | | 556,500 | 556,500 | |
| 12/01/2039 | 565,000 | 5.000% | 556,500 | 1,121,500 | 1,678,000 |
| 06/01/2040 | | | 542,375 | 542,375 | |
| 12/01/2040 | 690,000 | 5.000% | 542,375 | 1,232,375 | 1,774,750 |
| 06/01/2041 | | | 525,125 | 525,125 | |
| 12/01/2041 | 725,000 | 5.000% | 525,125 | 1,250,125 | 1,775,250 |
| 06/01/2042 | | | 507,000 | 507,000 | |
| 12/01/2042 | 870,000 | 5.000% | 507,000 | 1,377,000 | 1,884,000 |
| 06/01/2043 | | | 485,250 | 485,250 | |
| 12/01/2043 | 915,000 | 5.000% | 485,250 | 1,400,250 | 1,885,500 |
| 06/01/2044 | | | 462,375 | 462,375 | |
| 12/01/2044 | 1,075,000 | 5.000% | 462,375 | 1,537,375 | 1,999,750 |
| 06/01/2045 | | | 435,500 | 435,500 | |
| 12/01/2045 | 1,125,000 | 5.000% | 435,500 | 1,560,500 | 1,996,000 |
| 06/01/2046 | | | 407,375 | 407,375 | |
| 12/01/2046 | 1,305,000 | 5.000% | 407,375 | 1,712,375 | 2,119,750 |
| 06/01/2047 | | | 374,750 | 374,750 | |
| 12/01/2047 | 1,370,000 | 5.000% | 374,750 | 1,744,750 | 2,119,500 |
| 06/01/2048 | | | 340,500 | 340,500 | |
| 12/01/2048 | 1,565,000 | 5.000% | 340,500 | 1,905,500 | 2,246,000 |
| 06/01/2049 | | | 301,375 | 301,375 | |
| 12/01/2049 | 1,640,000 | 5.000% | 301,375 | 1,941,375 | 2,242,750 |
| 06/01/2050 | | | 260,375 | 260,375 | |
| 12/01/2050 | 1,860,000 | 5.000% | 260,375 | 2,120,375 | 2,380,750 |
| 06/01/2051 | | | 213,875 | 213,875 | |
| 12/01/2051 | 1,955,000 | 5.000% | 213,875 | 2,168,875 | 2,382,750 |
| 06/01/2052 | | | 165,000 | 165,000 | |
| 12/01/2052 | 2,195,000 | 5.000% | 165,000 | 2,360,000 | 2,525,000 |
| 06/01/2053 | | | 110,125 | 110,125 | |
| 12/01/2053 | 4,405,000 | 5.000% | 110,125 | 4,515,125 | 4,625,250 |
| | 24,670,000 | | 29,574,750 | 54,244,750 | 54,244,750 |
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CALL PROVISIONS

RANGE METROPOLITAN DISTRICT NOS. 1-3
Douglas County, Colorado
~~~
GENERAL OBLIGATION BONDS, SERIES 2023
Service Plan

Call Table: CALL

Call Date	*Call Price*
12/01/2028	103.00
12/01/2029	102.00
12/01/2030	101.00
12/01/2031	100.00

BOND SOLUTION

RANGE METROPOLITAN DISTRICT NOS. 1-3
Douglas County, Colorado
~~~
## GENERAL OBLIGATION BONDS, SERIES 2023
## Service Plan

| *Period Ending* | *Proposed Principal* | *Proposed Debt Service* | *Debt Service Adjustments* | *Total Adj Debt Service* | *Revenue Constraints* | *Unused Revenues* | *Debt Service Coverage* |
|---|---|---|---|---|---|---|---|
| 12/01/2024 | | 1,233,500 | (1,233,500) | | (4,000) | (4,000) | |
| 12/01/2025 | | 1,233,500 | (1,233,500) | | 83,445 | 83,445 | |
| 12/01/2026 | | 1,233,500 | (1,233,500) | | 301,478 | 301,478 | |
| 12/01/2027 | | 1,233,500 | | 1,233,500 | 523,872 | (709,628) | 42.47% |
| 12/01/2028 | | 1,233,500 | | 1,233,500 | 777,139 | (456,361) | 63.00% |
| 12/01/2029 | | 1,233,500 | | 1,233,500 | 1,008,518 | (224,982) | 81.76% |
| 12/01/2030 | 20,000 | 1,253,500 | | 1,253,500 | 1,254,798 | 1,298 | 100.10% |
| 12/01/2031 | 95,000 | 1,327,500 | | 1,327,500 | 1,328,796 | 1,296 | 100.10% |
| 12/01/2032 | 180,000 | 1,407,750 | | 1,407,750 | 1,408,764 | 1,014 | 100.07% |
| 12/01/2033 | 185,000 | 1,403,750 | | 1,403,750 | 1,408,764 | 5,014 | 100.36% |
| 12/01/2034 | 280,000 | 1,489,500 | | 1,489,500 | 1,493,529 | 4,029 | 100.27% |
| 12/01/2035 | 295,000 | 1,490,500 | | 1,490,500 | 1,493,529 | 3,029 | 100.20% |
| 12/01/2036 | 400,000 | 1,580,750 | | 1,580,750 | 1,583,381 | 2,631 | 100.17% |
| 12/01/2037 | 420,000 | 1,580,750 | | 1,580,750 | 1,583,381 | 2,631 | 100.17% |
| 12/01/2038 | 535,000 | 1,674,750 | | 1,674,750 | 1,678,624 | 3,874 | 100.23% |
| 12/01/2039 | 565,000 | 1,678,000 | | 1,678,000 | 1,678,624 | 624 | 100.04% |
| 12/01/2040 | 690,000 | 1,774,750 | | 1,774,750 | 1,779,582 | 4,832 | 100.27% |
| 12/01/2041 | 725,000 | 1,775,250 | | 1,775,250 | 1,779,582 | 4,332 | 100.24% |
| 12/01/2042 | 870,000 | 1,884,000 | | 1,884,000 | 1,886,596 | 2,596 | 100.14% |
| 12/01/2043 | 915,000 | 1,885,500 | | 1,885,500 | 1,886,596 | 1,096 | 100.06% |
| 12/01/2044 | 1,075,000 | 1,999,750 | | 1,999,750 | 2,000,032 | 282 | 100.01% |
| 12/01/2045 | 1,125,000 | 1,996,000 | | 1,996,000 | 2,000,032 | 4,032 | 100.20% |
| 12/01/2046 | 1,305,000 | 2,119,750 | | 2,119,750 | 2,120,274 | 524 | 100.02% |
| 12/01/2047 | 1,370,000 | 2,119,500 | | 2,119,500 | 2,120,274 | 774 | 100.04% |
| 12/01/2048 | 1,565,000 | 2,246,000 | | 2,246,000 | 2,247,731 | 1,731 | 100.08% |
| 12/01/2049 | 1,640,000 | 2,242,750 | | 2,242,750 | 2,247,731 | 4,981 | 100.22% |
| 12/01/2050 | 1,860,000 | 2,380,750 | | 2,380,750 | 2,382,834 | 2,084 | 100.09% |
| 12/01/2051 | 1,955,000 | 2,382,750 | | 2,382,750 | 2,382,834 | 84 | 100.00% |
| 12/01/2052 | 2,195,000 | 2,525,000 | | 2,525,000 | 2,526,044 | 1,044 | 100.04% |
| 12/01/2053 | 4,405,000 | 4,625,250 | (2,102,000) | 2,523,250 | 2,526,044 | 2,794 | 100.11% |
| | 24,670,000 | 54,244,750 | (5,802,500) | 48,442,250 | 47,488,831 | (953,419) | |
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SOURCES AND USES OF FUNDS

RANGE METROPOLITAN DISTRICT NOS. 1-3
Douglas County, Colorado
~~~
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2033
Service Plan

Dated Date	12/01/2033
Delivery Date	12/01/2033

Sources:	
Bond Proceeds:	
Par Amount	43,750,000.00
Other Sources of Funds:	
Series 2023 Surplus Fund	1,100,000.00
	44,850,000.00

Uses:	
Project Fund Deposits:	
Project Fund	17,440,250.00
Refunding Escrow Deposits:	
Cash Deposit	24,190,000.00
Other Fund Deposits:	
Debt Service Reserve Fund	2,801,000.00
Cost of Issuance:	
Other Cost of Issuance	200,000.00
Delivery Date Expenses:	
Underwriter's Discount	218,750.00
	44,850,000.00

BOND SUMMARY STATISTICS

RANGE METROPOLITAN DISTRICT NOS. 1-3
Douglas County, Colorado
~~~
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2033
Service Plan

Dated Date	12/01/2033
Delivery Date	12/01/2033
Last Maturity	12/01/2063
Arbitrage Yield	3.000000%
True Interest Cost (TIC)	3.032439%
Net Interest Cost (NIC)	3.022979%
All-In TIC	3.062291%
Average Coupon	3.000000%
Average Life (years)	21.759
Duration of Issue (years)	15.673
Par Amount	43,750,000.00
Bond Proceeds	43,750,000.00
Total Interest	28,559,100.00
Net Interest	28,777,850.00
Total Debt Service	72,309,100.00
Maximum Annual Debt Service	6,180,000.00
Average Annual Debt Service	2,410,303.33
Underwriter's Fees (per $1000)	
Average Takedown	
Other Fee	5.000000
Total Underwriter's Discount	5.000000
Bid Price	99.500000

Bond Component	*Par Value*	*Price*	*Average Coupon*	*Average Life*
Term Bond due 2063	43,750,000.00	100.000	3.000%	21.759
	43,750,000.00			21.759

	TIC	All-In TIC	Arbitrage Yield
Par Value	43,750,000.00	43,750,000.00	43,750,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	(218,750.00)	(218,750.00)	
- Cost of Issuance Expense		(200,000.00)	
- Other Amounts			
Target Value	43,531,250.00	43,331,250.00	43,750,000.00
Target Date	12/01/2033	12/01/2033	12/01/2033
Yield	3.032439%	3.062291%	3.000000%

BOND PRICING

RANGE METROPOLITAN DISTRICT NOS. 1-3
Douglas County, Colorado
~~~
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2033
Service Plan

Bond Component	*Maturity Date*	*Amount*	*Rate*	*Yield*	*Price*
Term Bond due 2063:					
	12/01/2034	180,000	3.000%	3.000%	100.000
	12/01/2035	185,000	3.000%	3.000%	100.000
	12/01/2036	280,000	3.000%	3.000%	100.000
	12/01/2037	290,000	3.000%	3.000%	100.000
	12/01/2038	390,000	3.000%	3.000%	100.000
	12/01/2039	405,000	3.000%	3.000%	100.000
	12/01/2040	515,000	3.000%	3.000%	100.000
	12/01/2041	530,000	3.000%	3.000%	100.000
	12/01/2042	655,000	3.000%	3.000%	100.000
	12/01/2043	675,000	3.000%	3.000%	100.000
	12/01/2044	810,000	3.000%	3.000%	100.000
	12/01/2045	830,000	3.000%	3.000%	100.000
	12/01/2046	975,000	3.000%	3.000%	100.000
	12/01/2047	1,005,000	3.000%	3.000%	100.000
	12/01/2048	1,165,000	3.000%	3.000%	100.000
	12/01/2049	1,200,000	3.000%	3.000%	100.000
	12/01/2050	1,370,000	3.000%	3.000%	100.000
	12/01/2051	1,410,000	3.000%	3.000%	100.000
	12/01/2052	1,595,000	3.000%	3.000%	100.000
	12/01/2053	1,645,000	3.000%	3.000%	100.000
	12/01/2054	1,845,000	3.000%	3.000%	100.000
	12/01/2055	1,900,000	3.000%	3.000%	100.000
	12/01/2056	2,120,000	3.000%	3.000%	100.000
	12/01/2057	2,185,000	3.000%	3.000%	100.000
	12/01/2058	2,420,000	3.000%	3.000%	100.000
	12/01/2059	2,490,000	3.000%	3.000%	100.000
	12/01/2060	2,745,000	3.000%	3.000%	100.000
	12/01/2061	2,830,000	3.000%	3.000%	100.000
	12/01/2062	3,105,000	3.000%	3.000%	100.000
	12/01/2063	6,000,000	3.000%	3.000%	100.000
		43,750,000			

Dated Date	12/01/2033	
Delivery Date	12/01/2033	
First Coupon	06/01/2034	
Par Amount	43,750,000.00	
Original Issue Discount		
Production	43,750,000.00	100.000000%
Underwriter's Discount	(218,750.00)	(0.500000%)
Purchase Price	43,531,250.00	99.500000%
Accrued Interest		
Net Proceeds	43,531,250.00	

NET DEBT SERVICE

RANGE METROPOLITAN DISTRICT NOS. 1-3
Douglas County, Colorado
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GENERAL OBLIGATION REFUNDING BONDS, SERIES 2033
Service Plan

Period Ending	*Principal*	*Coupon*	*Interest*	*Total Debt Service*	*Debt Service Reserve Fund*	*Net Debt Service*
12/01/2034	180,000	3.000%	1,312,500	1,492,500		1,492,500
12/01/2035	185,000	3.000%	1,307,100	1,492,100		1,492,100
12/01/2036	280,000	3.000%	1,301,550	1,581,550		1,581,550
12/01/2037	290,000	3.000%	1,293,150	1,583,150		1,583,150
12/01/2038	390,000	3.000%	1,284,450	1,674,450		1,674,450
12/01/2039	405,000	3.000%	1,272,750	1,677,750		1,677,750
12/01/2040	515,000	3.000%	1,260,600	1,775,600		1,775,600
12/01/2041	530,000	3.000%	1,245,150	1,775,150		1,775,150
12/01/2042	655,000	3.000%	1,229,250	1,884,250		1,884,250
12/01/2043	675,000	3.000%	1,209,600	1,884,600		1,884,600
12/01/2044	810,000	3.000%	1,189,350	1,999,350		1,999,350
12/01/2045	830,000	3.000%	1,165,050	1,995,050		1,995,050
12/01/2046	975,000	3.000%	1,140,150	2,115,150		2,115,150
12/01/2047	1,005,000	3.000%	1,110,900	2,115,900		2,115,900
12/01/2048	1,165,000	3.000%	1,080,750	2,245,750		2,245,750
12/01/2049	1,200,000	3.000%	1,045,800	2,245,800		2,245,800
12/01/2050	1,370,000	3.000%	1,009,800	2,379,800		2,379,800
12/01/2051	1,410,000	3.000%	968,700	2,378,700		2,378,700
12/01/2052	1,595,000	3.000%	926,400	2,521,400		2,521,400
12/01/2053	1,645,000	3.000%	878,550	2,523,550		2,523,550
12/01/2054	1,845,000	3.000%	829,200	2,674,200		2,674,200
12/01/2055	1,900,000	3.000%	773,850	2,673,850		2,673,850
12/01/2056	2,120,000	3.000%	716,850	2,836,850		2,836,850
12/01/2057	2,185,000	3.000%	653,250	2,838,250		2,838,250
12/01/2058	2,420,000	3.000%	587,700	3,007,700		3,007,700
12/01/2059	2,490,000	3.000%	515,100	3,005,100		3,005,100
12/01/2060	2,745,000	3.000%	440,400	3,185,400		3,185,400
12/01/2061	2,830,000	3.000%	358,050	3,188,050		3,188,050
12/01/2062	3,105,000	3.000%	273,150	3,378,150		3,378,150
12/01/2063	6,000,000	3.000%	180,000	6,180,000	2,801,000	3,379,000
	43,750,000		28,559,100	72,309,100	2,801,000	69,508,100

BOND DEBT SERVICE

RANGE METROPOLITAN DISTRICT NOS. 1-3
Douglas County, Colorado
~~~
## GENERAL OBLIGATION REFUNDING BONDS, SERIES 2033
## Service Plan

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service |
|---|---|---|---|---|---|
| 06/01/2034 | | | 656,250 | 656,250 | |
| 12/01/2034 | 180,000 | 3.000% | 656,250 | 836,250 | 1,492,500 |
| 06/01/2035 | | | 653,550 | 653,550 | |
| 12/01/2035 | 185,000 | 3.000% | 653,550 | 838,550 | 1,492,100 |
| 06/01/2036 | | | 650,775 | 650,775 | |
| 12/01/2036 | 280,000 | 3.000% | 650,775 | 930,775 | 1,581,550 |
| 06/01/2037 | | | 646,575 | 646,575 | |
| 12/01/2037 | 290,000 | 3.000% | 646,575 | 936,575 | 1,583,150 |
| 06/01/2038 | | | 642,225 | 642,225 | |
| 12/01/2038 | 390,000 | 3.000% | 642,225 | 1,032,225 | 1,674,450 |
| 06/01/2039 | | | 636,375 | 636,375 | |
| 12/01/2039 | 405,000 | 3.000% | 636,375 | 1,041,375 | 1,677,750 |
| 06/01/2040 | | | 630,300 | 630,300 | |
| 12/01/2040 | 515,000 | 3.000% | 630,300 | 1,145,300 | 1,775,600 |
| 06/01/2041 | | | 622,575 | 622,575 | |
| 12/01/2041 | 530,000 | 3.000% | 622,575 | 1,152,575 | 1,775,150 |
| 06/01/2042 | | | 614,625 | 614,625 | |
| 12/01/2042 | 655,000 | 3.000% | 614,625 | 1,269,625 | 1,884,250 |
| 06/01/2043 | | | 604,800 | 604,800 | |
| 12/01/2043 | 675,000 | 3.000% | 604,800 | 1,279,800 | 1,884,600 |
| 06/01/2044 | | | 594,675 | 594,675 | |
| 12/01/2044 | 810,000 | 3.000% | 594,675 | 1,404,675 | 1,999,350 |
| 06/01/2045 | | | 582,525 | 582,525 | |
| 12/01/2045 | 830,000 | 3.000% | 582,525 | 1,412,525 | 1,995,050 |
| 06/01/2046 | | | 570,075 | 570,075 | |
| 12/01/2046 | 975,000 | 3.000% | 570,075 | 1,545,075 | 2,115,150 |
| 06/01/2047 | | | 555,450 | 555,450 | |
| 12/01/2047 | 1,005,000 | 3.000% | 555,450 | 1,560,450 | 2,115,900 |
| 06/01/2048 | | | 540,375 | 540,375 | |
| 12/01/2048 | 1,165,000 | 3.000% | 540,375 | 1,705,375 | 2,245,750 |
| 06/01/2049 | | | 522,900 | 522,900 | |
| 12/01/2049 | 1,200,000 | 3.000% | 522,900 | 1,722,900 | 2,245,800 |
| 06/01/2050 | | | 504,900 | 504,900 | |
| 12/01/2050 | 1,370,000 | 3.000% | 504,900 | 1,874,900 | 2,379,800 |
| 06/01/2051 | | | 484,350 | 484,350 | |
| 12/01/2051 | 1,410,000 | 3.000% | 484,350 | 1,894,350 | 2,378,700 |
| 06/01/2052 | | | 463,200 | 463,200 | |
| 12/01/2052 | 1,595,000 | 3.000% | 463,200 | 2,058,200 | 2,521,400 |
| 06/01/2053 | | | 439,275 | 439,275 | |
| 12/01/2053 | 1,645,000 | 3.000% | 439,275 | 2,084,275 | 2,523,550 |
| 06/01/2054 | | | 414,600 | 414,600 | |
| 12/01/2054 | 1,845,000 | 3.000% | 414,600 | 2,259,600 | 2,674,200 |
| 06/01/2055 | | | 386,925 | 386,925 | |
| 12/01/2055 | 1,900,000 | 3.000% | 386,925 | 2,286,925 | 2,673,850 |
| 06/01/2056 | | | 358,425 | 358,425 | |
| 12/01/2056 | 2,120,000 | 3.000% | 358,425 | 2,478,425 | 2,836,850 |
| 06/01/2057 | | | 326,625 | 326,625 | |
| 12/01/2057 | 2,185,000 | 3.000% | 326,625 | 2,511,625 | 2,838,250 |
| 06/01/2058 | | | 293,850 | 293,850 | |
| 12/01/2058 | 2,420,000 | 3.000% | 293,850 | 2,713,850 | 3,007,700 |
| 06/01/2059 | | | 257,550 | 257,550 | |
| 12/01/2059 | 2,490,000 | 3.000% | 257,550 | 2,747,550 | 3,005,100 |
| 06/01/2060 | | | 220,200 | 220,200 | |
| 12/01/2060 | 2,745,000 | 3.000% | 220,200 | 2,965,200 | 3,185,400 |
| 06/01/2061 | | | 179,025 | 179,025 | |
| 12/01/2061 | 2,830,000 | 3.000% | 179,025 | 3,009,025 | 3,188,050 |
| 06/01/2062 | | | 136,575 | 136,575 | |
| 12/01/2062 | 3,105,000 | 3.000% | 136,575 | 3,241,575 | 3,378,150 |
| 06/01/2063 | | | 90,000 | 90,000 | |
| 12/01/2063 | 6,000,000 | 3.000% | 90,000 | 6,090,000 | 6,180,000 |
| | 43,750,000 | | 28,559,100 | 72,309,100 | 72,309,100 |
~~~

CALL PROVISIONS

RANGE METROPOLITAN DISTRICT NOS. 1-3
Douglas County, Colorado
~~~
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2033
Service Plan

Call Table: CALL

Call Date	*Call Price*
12/01/2043	100.00

SUMMARY OF BONDS REFUNDED

RANGE METROPOLITAN DISTRICT NOS. 1-3
Douglas County, Colorado
~~~
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2033
Service Plan

Bond	*Maturity Date*	*Interest Rate*	*Par Amount*	*Call Date*	*Call Price*
Series 2023, 23, TERM53:					
	12/01/2034	5.000%	280,000	12/01/2033	100.000
	12/01/2035	5.000%	295,000	12/01/2033	100.000
	12/01/2036	5.000%	400,000	12/01/2033	100.000
	12/01/2037	5.000%	420,000	12/01/2033	100.000
	12/01/2038	5.000%	535,000	12/01/2033	100.000
	12/01/2039	5.000%	565,000	12/01/2033	100.000
	12/01/2040	5.000%	690,000	12/01/2033	100.000
	12/01/2041	5.000%	725,000	12/01/2033	100.000
	12/01/2042	5.000%	870,000	12/01/2033	100.000
	12/01/2043	5.000%	915,000	12/01/2033	100.000
	12/01/2044	5.000%	1,075,000	12/01/2033	100.000
	12/01/2045	5.000%	1,125,000	12/01/2033	100.000
	12/01/2046	5.000%	1,305,000	12/01/2033	100.000
	12/01/2047	5.000%	1,370,000	12/01/2033	100.000
	12/01/2048	5.000%	1,565,000	12/01/2033	100.000
	12/01/2049	5.000%	1,640,000	12/01/2033	100.000
	12/01/2050	5.000%	1,860,000	12/01/2033	100.000
	12/01/2051	5.000%	1,955,000	12/01/2033	100.000
	12/01/2052	5.000%	2,195,000	12/01/2033	100.000
	12/01/2053	5.000%	4,405,000	12/01/2033	100.000
			24,190,000		

ESCROW REQUIREMENTS

RANGE METROPOLITAN DISTRICT NOS. 1-3
Douglas County, Colorado
~~~
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2033
Service Plan

Dated Date	12/01/2033
Delivery Date	12/01/2033

Period Ending	*Principal Redeemed*	*Total*
12/01/2033	24,190,000	24,190,000.00
	24,190,000	24,190,000.00

BOND SOLUTION

RANGE METROPOLITAN DISTRICT NOS. 1-3
Douglas County, Colorado
~~~
## GENERAL OBLIGATION REFUNDING BONDS, SERIES 2033
## Service Plan

| *Period Ending* | *Proposed Principal* | *Proposed Debt Service* | *Debt Service Adjustments* | *Total Adj Debt Service* | *Revenue Constraints* | *Unused Revenues* | *Debt Service Coverage* |
|---|---|---|---|---|---|---|---|
| 12/01/2034 | 180,000 | 1,492,500 | | 1,492,500 | 1,493,529 | 1,029 | 100.07% |
| 12/01/2035 | 185,000 | 1,492,100 | | 1,492,100 | 1,493,529 | 1,429 | 100.10% |
| 12/01/2036 | 280,000 | 1,581,550 | | 1,581,550 | 1,583,381 | 1,831 | 100.12% |
| 12/01/2037 | 290,000 | 1,583,150 | | 1,583,150 | 1,583,381 | 231 | 100.01% |
| 12/01/2038 | 390,000 | 1,674,450 | | 1,674,450 | 1,678,624 | 4,174 | 100.25% |
| 12/01/2039 | 405,000 | 1,677,750 | | 1,677,750 | 1,678,624 | 874 | 100.05% |
| 12/01/2040 | 515,000 | 1,775,600 | | 1,775,600 | 1,779,582 | 3,982 | 100.22% |
| 12/01/2041 | 530,000 | 1,775,150 | | 1,775,150 | 1,779,582 | 4,432 | 100.25% |
| 12/01/2042 | 655,000 | 1,884,250 | | 1,884,250 | 1,886,596 | 2,346 | 100.12% |
| 12/01/2043 | 675,000 | 1,884,600 | | 1,884,600 | 1,886,596 | 1,996 | 100.11% |
| 12/01/2044 | 810,000 | 1,999,350 | | 1,999,350 | 2,000,032 | 682 | 100.03% |
| 12/01/2045 | 830,000 | 1,995,050 | | 1,995,050 | 2,000,032 | 4,982 | 100.25% |
| 12/01/2046 | 975,000 | 2,115,150 | | 2,115,150 | 2,120,274 | 5,124 | 100.24% |
| 12/01/2047 | 1,005,000 | 2,115,900 | | 2,115,900 | 2,120,274 | 4,374 | 100.21% |
| 12/01/2048 | 1,165,000 | 2,245,750 | | 2,245,750 | 2,247,731 | 1,981 | 100.09% |
| 12/01/2049 | 1,200,000 | 2,245,800 | | 2,245,800 | 2,247,731 | 1,931 | 100.09% |
| 12/01/2050 | 1,370,000 | 2,379,800 | | 2,379,800 | 2,382,834 | 3,034 | 100.13% |
| 12/01/2051 | 1,410,000 | 2,378,700 | | 2,378,700 | 2,382,834 | 4,134 | 100.17% |
| 12/01/2052 | 1,595,000 | 2,521,400 | | 2,521,400 | 2,526,044 | 4,644 | 100.18% |
| 12/01/2053 | 1,645,000 | 2,523,550 | | 2,523,550 | 2,526,044 | 2,494 | 100.10% |
| 12/01/2054 | 1,845,000 | 2,674,200 | | 2,674,200 | 2,677,847 | 3,647 | 100.14% |
| 12/01/2055 | 1,900,000 | 2,673,850 | | 2,673,850 | 2,677,847 | 3,997 | 100.15% |
| 12/01/2056 | 2,120,000 | 2,836,850 | | 2,836,850 | 2,838,758 | 1,908 | 100.07% |
| 12/01/2057 | 2,185,000 | 2,838,250 | | 2,838,250 | 2,838,758 | 508 | 100.02% |
| 12/01/2058 | 2,420,000 | 3,007,700 | | 3,007,700 | 3,009,323 | 1,623 | 100.05% |
| 12/01/2059 | 2,490,000 | 3,005,100 | | 3,005,100 | 3,009,323 | 4,223 | 100.14% |
| 12/01/2060 | 2,745,000 | 3,185,400 | | 3,185,400 | 3,190,123 | 4,723 | 100.15% |
| 12/01/2061 | 2,830,000 | 3,188,050 | | 3,188,050 | 3,190,123 | 2,073 | 100.07% |
| 12/01/2062 | 3,105,000 | 3,378,150 | | 3,378,150 | 3,381,770 | 3,620 | 100.11% |
| 12/01/2063 | 6,000,000 | 6,180,000 | (2,801,000) | 3,379,000 | 3,381,770 | 2,770 | 100.08% |
| | 43,750,000 | 72,309,100 | (2,801,000) | 69,508,100 | 69,592,900 | 84,800 | |
~~~

Exhibit G
Resolution of Approval

Service Plan for Range Metropolitan District Nos. 1-3

DN 7352060.1

RESOLUTION NO. R-0XX- _____

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

A RESOLUTION APPROVING THE SERVICE PLAN OF
RANGE METROPOLITAN DISTRICT NOS. 1-3

WHEREAS, on **[INSERT DATE]**, a service plan for the proposed Range Metropolitan District Nos. 1-3 ("Service Plan") was filed with the Douglas County Clerk and Recorder ("Clerk"), and the Clerk, on behalf of the Board of County Commissioners ("Board"), mailed a Notice of Filing of Special District Service Plan to the Division of Local Government in the Department of Local Affairs on **[INSERT DATE]**; and

WHEREAS, on **[INSERT DATE]**, the Douglas County Planning Commission recommended approval of the Service Plan to the Board; and

WHEREAS, on **[INSERT DATE]**, the Board set a public hearing on the Service Plan for **[INSERT DATE]** ("Public Hearing"), and (1) ratified publication of the notice of the date, time, location and purpose of such Public Hearing, which was published in *The Douglas County News-Press* on **[INSERT DATE]**; and (2) caused notice of the date, time and location of the Public Hearing to be mailed on **[INSERT DATE]**, to the governing body of the existing municipalities and special districts which have levied an *ad valorem* tax within the next preceding tax year and which have boundaries within a radius of three miles of the proposed boundaries of Range Metropolitan District Nos. 1-3 (collectively, the "District") and, on **[INSERT DATE]**, to the petitioners and to the property owners, pursuant to the provisions of § 32-1-204(l.5), C.R.S.; and

WHEREAS, on **[INSERT DATE]**, a Public Hearing on the Service Plan was opened at which time all interested parties, as defined in § 32-1-204, C.R.S., were afforded an opportunity to be heard, and all testimony and evidence relevant to the Service Plan and the organization of the proposed District was heard, received and considered.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO, THAT:

Section 1. The Board does hereby determine that all procedural requirements of §§ 32-1-201, *et seq.*, C.R.S., relating to the Service Plan have been fulfilled and that the Board has jurisdiction in the matter.

Section 2. The Board does hereby find:

(a) that there is sufficient existing and projected need for organized service in the area to be serviced by the proposed District; and

(b) that the existing service in the area to be served by the proposed District is inadequate for present and projected needs; and

(c) that the proposed District is capable of providing economical and sufficient service to the area within the proposed boundaries; and

(d) that the area to be included in the proposed District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis; and

(e) that adequate service is not, or will not be, available to the area through Douglas County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis; and

(f) that the facility and service standards of the proposed District are compatible with the facility and service standards of Douglas County and each municipality which is an interested party under § 32-1-204, C.R.S.; and

(g) that the proposal is in substantial compliance with the Douglas County Comprehensive Master Plan; and

(h) that the proposal is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area; and

(i) that the creation of the proposed District will be in the best interests of the area proposed to be served; and

(j) that the Service Plan, based upon the statements set forth in the Service Plan and upon all evidence presented at the Public Hearing on the Service Plan, meets all conditions and requirements of §§ 32-1-201, *et seq.*, C.R.S.

Section 3. The Board hereby approves the Service Plan without conditions; provided, however, that such action shall not imply the approval of any land development activity within the proposed District or its service area, or of any specific number of buildable units identified in the Service Plan, unless the Board has approved such development activity as part of a separate development review process.

Section 4. The legal description of the District shall be as provided in **Exhibit A**, attached hereto and incorporated herein by reference.

Section 5. A certified copy of this resolution shall be filed in the records of Douglas County.

PASSED AND ADOPTED this ___ day of _____, 2023, in Castle Rock, Douglas County, Colorado.

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

BY: _____
, Chair

ATTEST:

_____

Deputy Clerk

EXHIBIT A
(Legal Description)

LEGAL DESCRIPTION

PER TITLE COMMITMENT NO. 100-N0027009-020-SB1, AMENDMENT NO. 2, PREPARED BY FIDELITY NATIONAL TITLE, NATIONAL COMMERCIAL SERVICES, WITH AN EFFECTIVE DATE OF SEPTEMBER 8, 2020 (NO TIME SPECIFIED)

THE SOUTH 1660.89 FEET OF THE EAST 1/2 SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THE WEST 1/2 WEST 1/2 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THE EAST 1/2 NORTHEAST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 LYING EAST OF U.S. HIGHWAY 85, ALL IN SECTION
3, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPTING THEREFROM THE PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION STATE OF COLORADO IN WARRANTY DEED RECORDED MARCH 25, 2016 AT RECEPTION NO. 2016017644,
COUNTY OF DOUGLAS, STATE OF COLORADO.

Exhibit H
Compliance with Section 18A, Water Supply – Overlay District

WATER SUPPLY PLAN REPORT
THE RANGE
DOUGLAS COUNTY, COLORADO

Prepared for: The Range Metropolitan District
8678 Concord Center Drive, Unit 200
Englewood, CO 80112

Prepared by: Jehn Water Consultants, Inc.
88 Inverness Circle, East
Suite K-102
Englewood, CO 80112
(303) 321-8335

January 4, 2023
Job No. 885.6

WATER SUPPLY PLAN REPORT
THE RANGE
DOUGLAS COUNTY, COLORADO

January 4, 2023

Gina L. Burke
President

Jehn Water Consultants, Inc.

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II. WATER DEMAND 3

III. WATER SUPPLY 4

IV. WELL INTERFERENCE 5

V. CONCLUSIONS 6

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Figure 2 Denver Basin Wells

Figure 3 Denver Basin Well Simulation at The Range Well Sites

LIST OF TABLES

Table 1 Water Available

Table 2 Arapahoe Aquifer Water Quality

EXECUTIVE SUMMARY

The Range is a proposed residential community development in Douglas County. The development plans include approximately 318 residential units. The water demands for the development will be met by a central well system. The estimated demands for the development are approximately 239 acre-feet per year (af/yr).

The ground water underlying The Range has been quantified and decreed in Case No. 97CW074. The total water rights decreed equal 497 af/yr, based on a 100-year aquifer life. The Range is proposing to utilize its decreed nontributary water rights, totaling 345 af/yr to meet development demands. The Range's Water Supply Plan, discussed in detail in this Report, provides proof of an adequate, dependable water supply.

I. INTRODUCTION

The Range is proposed to be located in portions of Section 34, Township 6 South, Range 68 West, and Sections 2 and 3, Township 7 South, Range 68 West, all in the 6th P.M. (Figure 1) and is anticipated to include approximately 318 single-family homes. This Report presents the studies and analyses to provide Douglas County with the necessary information regarding the quantity, quality, and dependability of the water supply for the proposed development. Projected demands for The Range are estimated and the source of the water supply to meet the proposed demands is presented within this Water Supply Plan Report.

II. WATER DEMAND

The Range's water supply system will provide water for potable in-house and irrigation uses for the planned 318 residences. The demand standard of 0.75 acre-feet/year/residence, found in Section 1805A.02.2 of the *Douglas County Zoning Resolution, Water Supply Overlay District, Section 18A,* has been used to calculate the total residential demand. Based on this demand standard, The Range's proposed total water demand is approximately 239 acre-feet/year.

III. WATER SUPPLY

The Range property, as shown on Figure 1, is underlain by three of the Denver Basin aquifers: the Denver, Arapahoe and Laramie-Fox Hills aquifers. The water rights within each aquifer, underlying the property, were quantified and adjudicated in Case No. 1997CW074. Subsequently, in Case No. 2006CW124, 48 af/yr in the Denver aquifer was reserved for exempt wells. Table 1 provides a summary of the decreed water rights by aquifer, totaling 449 af/yr, of which 345 af/yr is nontributary and available for use without an augmentation plan. Per the *Douglas County Zoning Resolution, Water Supply Overlay District, Section 18A* for the Margin B Water Supply Zone, The Range may rely solely on ground water, not to exceed 50 percent of the total annual appropriable water contained in the Denver Basin aquifers. Based on the *Water Supply Overlay* mapping, approximately 41.1 acres of The Range property is located in the Central Basin, with the remainder located in Margin B. Table 1 provides the amount of water available, by aquifer, in the Central Basin and Margin B. A total of 404.5 af/yr is available in the Denver Basin aquifers underlying the property mapped as Margin B. Based on the requirements in 18A discussed above, 50 percent or approximately 202 af/yr may not be utilized. The Range's demands will be met by utilizing the ground water decreed to the Arapahoe aquifer only, therefore, approximately 210 af/yr in the Denver and Laramie-Fox Hills aquifers will not be utilized to meet demands within the development. This meets the requirements of Section 18A for the Margin B Water Supply Zone.

The Range Development's water supply system will include central wells to deliver potable water for in-house and irrigation demands.

Water quality samples were collected for an existing Arapahoe aquifer well on The Range property (Permit No. 64618-F). Results of that sampling are summarized in Table 2. As the Denver Basin aquifers, in the vicinity of The Range, are utilized by individual homeowners and Towns, including Highlands Ranch and Castle Pines North as examples, the quality of the water contained in the Denver Basin aquifers are not of issue to meet the demands within The Range.

IV. WELL INTERFERENCE

To meet the potable demands of 239 af/yr, The Range will construct wells to pump from the Arapahoe aquifer. The location of The Range's existing Arapahoe aquifer well and the approximate location of a future well site are shown on Figure 2. In order to determine the potential impact on neighboring wells within the Arapahoe aquifer, we reviewed the data available in the Division of Water Resource's well database.

The full depth of the Arapahoe aquifer at The Range's existing Arapahoe Well, permit No. 64618-F, is estimated to be 1,307 feet below ground surface (bgs). The closest Arapahoe well is registered to Centennial Water and Sanitation District and is located approximately 3,041 feet from the existing Range Arapahoe Well. The full depth of the Arapahoe aquifer at The Range's proposed future well site is estimated to be 1,166 feet bgs. The closest Arapahoe well is registered to Centennial Water and Sanitation District and is located approximately 3,843 feet from the proposed well site. Figure 2 shows the location of the existing well and closest neighboring well in relation to The Range.

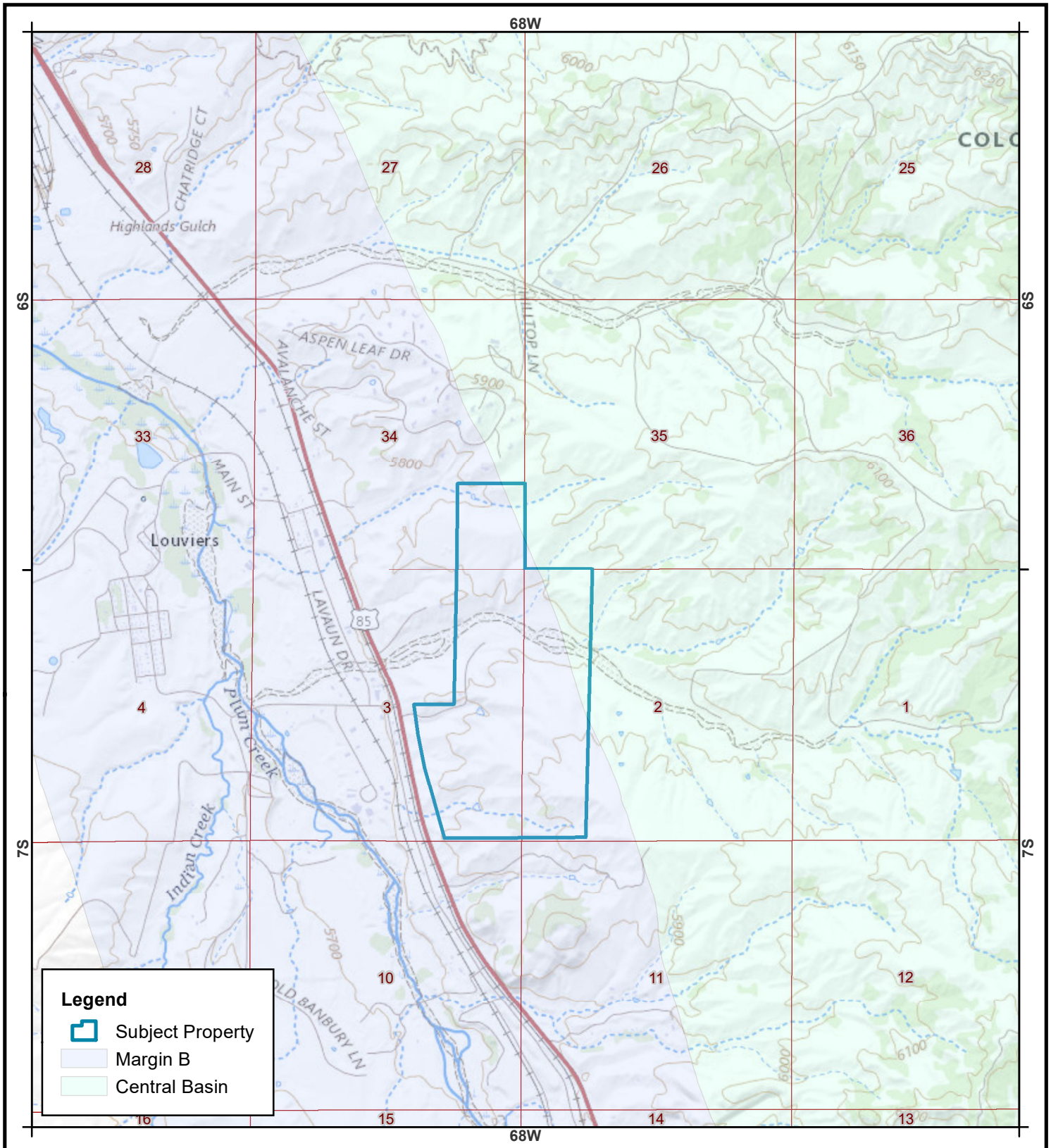
To address concerns of impacts of pumping at each Range well on the nearby existing Arapahoe aquifer wells, a worst-case pumping scenario was modeled whereby the total project demand was pumped from a single well over a 100-year period and at a constant rate. These conditions resulted in pumping 239 af/yr from the Arapahoe aquifer at a constant rate of 148 gpm. Figure 3 provides the results of modeling at each of the nearby wells.

At the existing Arapahoe aquifer well, 64618-F, pumping for 100 years may have a total potential drawdown of about 26.1 feet at the Centennial well with Permit No. 48218-F-R, which would equate to approximately 0.2608 ft/yr. An Arapahoe aquifer well pumping at the proposed future well site for 100 years may have a total potential drawdown of about 24.1 feet at the Centennial well with Permit No. 48218-F-R, which would equate to approximately 0.2413 ft/yr. The annual average modeling results from pumping at both Well Fields are considered immeasurable drawdowns in a Denver Basin Aquifer ground water well and are considered insignificant amounts of interference.

V. CONCLUSIONS

The proposed Range development has a sufficient and abundant water supply from the Denver Basin aquifers underlying the property to meet the proposed demands. The pumping of 239 af/yr from the Arapahoe aquifer will be utilized to meet the total demands within The Range development while leaving more than 50% of the total decreed ground water underlying the property within Margin B in the ground.

The Range's Water Supply Plan analyses discussed in this Report provide proof of an adequate and dependable water supply. It is my professional opinion that this Water Supply Plan provides the evidence required by Douglas County as proof that an adequate water supply in regard to quantity, quality and dependability is available to meet the demands at The Range.



Jehn Water Consultants, Inc.
88 Inverness Circle East,
Suite K-102
Englewood, CO 80112
(303) 321-8335
www.jehnwater.com

FIGURE 1

THE RANGE
General Location

N

1 inch = 0.5 miles

0 0.5 Miles

Job No. 885.6
Projection: UTM NAD83
Prepared By: HLB 02/09/2021
Checked By: GLB 02/09/2021

Sources:
Esri USA Topo Map Basemap

P:\Horan\The Range\GIS\HLB_mxd\TheRange_GeneralLocation.mxd

Every effort has been made to ensure the accuracy of the data provided. This should be used for mapping purposes only and should not be considered a survey instrument.

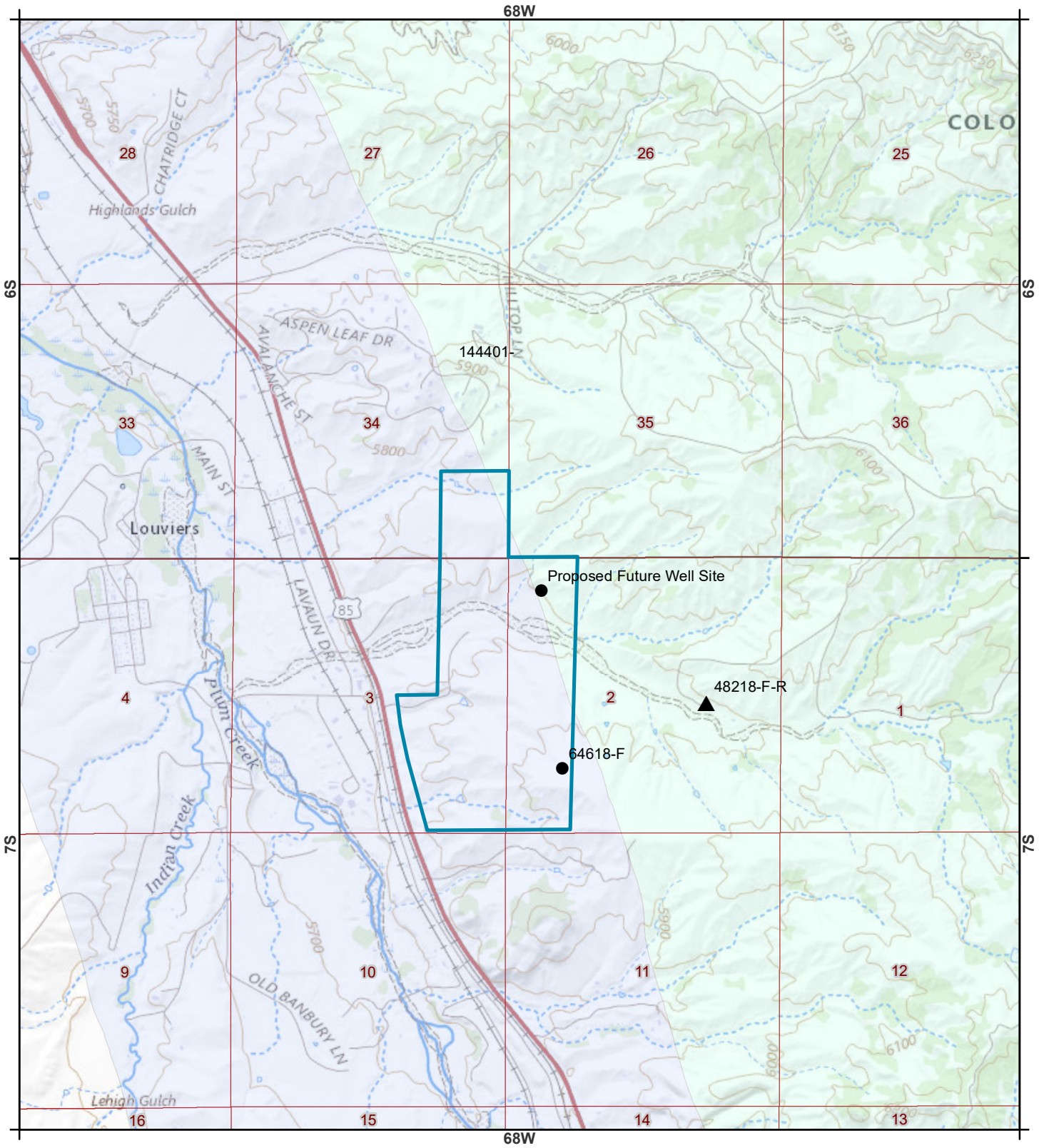


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FIGURE 2

The Range
Well Locations

N 1 inch = 0.5 miles
0 0.5 Miles

Job No. 885.6
Projection: UTM NAD83
Prepared By: HLB 01/04/2023
Checked By: GLB 01/04/2023

Sources: CO DWR Well Permit Database
USGS TopoBasemap

P:\Horan\The Range\GIS\HLB_mxd\TheRange_WellInterference.mxd

Every effort has been made to ensure the accuracy of the data provided. This should be used for mapping purposes only and should not be considered a survey instrument.

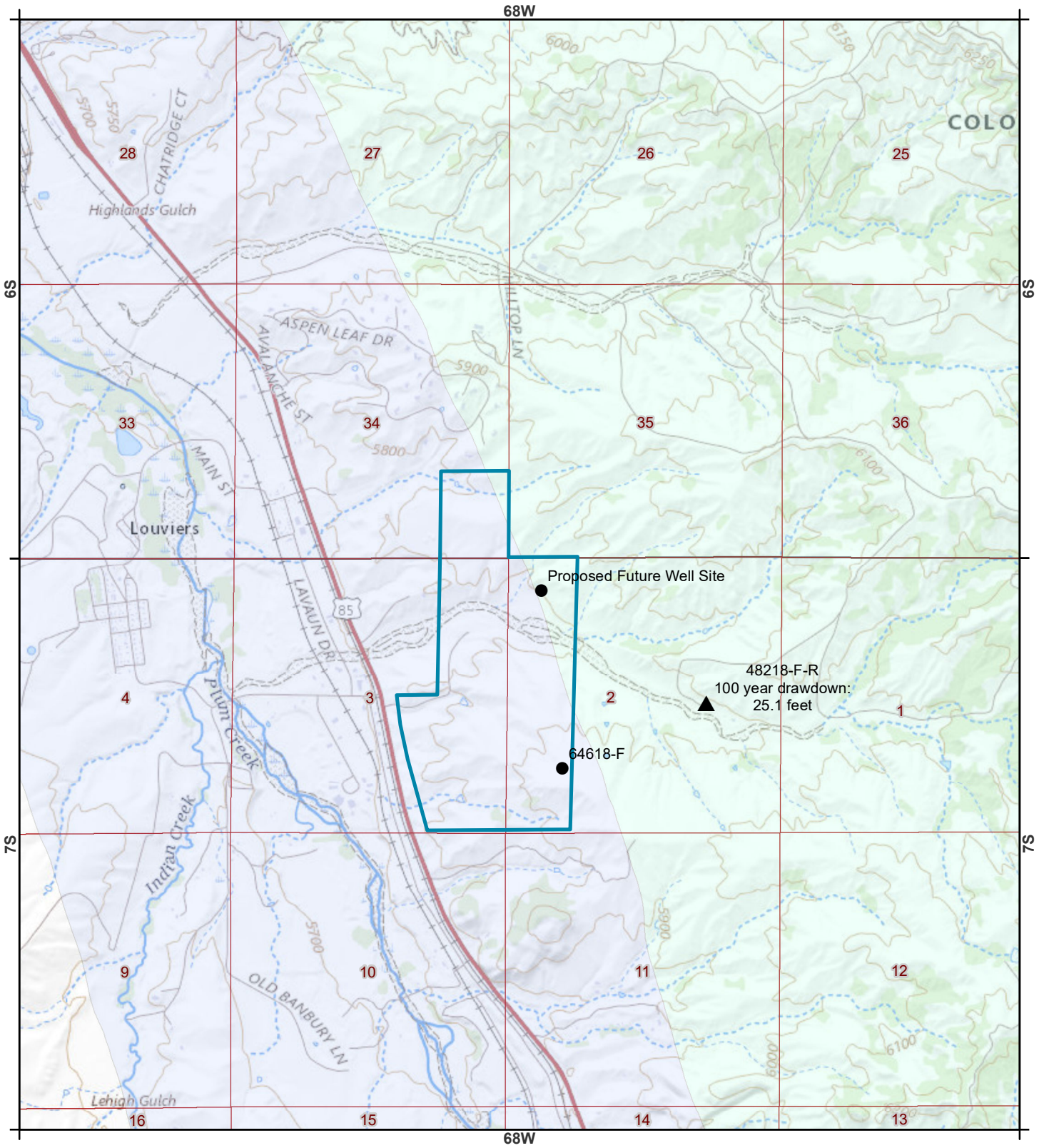

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FIGURE 3

The Range
Well Interference

N

1 inch = 0.5 miles

0 0.5 Miles

Job No. 885.6
Projection: UTM NAD83
Prepared By: HLB 01/04/2023
Checked By: GLB 01/04/2023

Sources: CO DWR Well Permit Database
USGS TopoBasemap

P:\Horan\The Range\GIS\HLB_mxd\TheRange_WellInterference_fig3.mxd

Every effort has been made to ensure the accuracy of the data provided. This should be used for mapping purposes only and should not be considered a survey instrument.

TABLE 1
The Range
Decreed Denver Basin Ground Water Rights

Aquifer	Case No. 97CW074 (af/yr)	Central Basin (af/yr)	Margin B (af/yr)	Status
Denver*	104.0	10.3	93.7	NNT
Arapahoe	239.0	23.7	215.3	NT
Laramie-Fox Hills	106.0	10.5	95.5	NT
TOTAL DENVER BASIN WATER AVAILABLE (af/yr):	449.0	44.5	404.5	
TOTAL ARAPAHOE AQUIFER WATER TO MEET DEMANDS (af/yr):	239.0	23.7	215.3	
REMAINING DENVER BASIN WATER TO BE LEFT TO MEET DOUGLAS COUNTY STANDARD **	210.0	20.8	189.2	

Notes:
Decreed 414.3 acres, 41.1 acres are located in the Central Basin.
*The 48 af/yr of Denver aquifer ground water was reserved for exempt wells (06CW124)
** Section 1804A.03.2, Douglas County Zoning Resolution, Water Supply Overlay District, Section 18A
NNT = Not-nontributary
NT = Nontributary

DRAFT

TABLE 2
The Range
Arapahoe Aquifer Well Water Quality Summary
Sampled on 11/16/2021

Parameter	Units	Results	Maximum Contaminant Level (MCL)
Volatile Organic Compounds			
1,1,1-Trichloroethane	ug/l	ND (0.5)	200
1,1,2-Trichloroethane	ug/l	ND (0.5)	5.0
1,1-Dichloroethylene	ug/l	ND (0.5)	7.0
1,2,4-Trichlorobenzene	ug/l	ND (0.5)	70
1,2-Dichloroethane	ug/l	ND (0.5)	5.0
1,2-Dichloropropane	ug/l	ND (0.5)	5.0
Benzene	ug/l	ND (0.5)	5.0
Carbon Tetrachloride	ug/l	ND (0.5)	5.0
Monochlorobenzene (Chlorobenzene)	ug/l	ND (0.5)	100
cis-1,2-Dichloroethylene	ug/l	ND (0.5)	70
Dichloromethane	ug/l	ND (0.5)	5.0
Ethylbenzene	ug/l	ND (0.5)	700
o-Dichlorobenzene	ug/l	ND (0.5)	600
Para-Dichlorobenzene	ug/l	ND (0.5)	75
Styrene	ug/l	ND (0.5)	100
Tetrachloroethylene	ug/l	ND (0.5)	5.0
Toluene	ug/l	ND (0.5)	1,000
trans-1,2-Dichloroethylene	ug/l	ND (0.5)	100
Trichloroethylene	ug/l	ND (0.5)	5.0
Vinyl Chloride	ug/l	ND (0.5)	2.0
Xylenes (total)	ug/l	ND (0.5)	10,000
Dibromochloropropane (1,2-Dibromo-3-chloropropane)	ug/l	ND (0.0080)	0.20
Ethylene dibromide (1,2-Dibromoethane)	ug/l	ND (0.0080)	0.050
Semi-Volatile Organic Compounds			
2,4-D	ug/l	ND (1.0)	70
Dalapon	ug/l	ND (2.5)	200
Dinoseb	ug/l	ND (1.0)	7.0
Pentachlorophenol	ug/l	ND (0.10)	1.0
Picloram	ug/l	ND (0.50)	500
2,4,5-TP	ug/l	ND (0.25)	50
Alachlor	ug/l	ND (0.19)	2.0
Atrazine	ug/l	ND (0.097)	3.0
Benzo(a)pyrene	ug/l	ND (0.019)	0.20
Di(2-Ethylhexyl)adipate (bis(2-Ethylhexyl)adipate)	ug/l	ND (0.58)	400
Di(2-Ethylhexyl)phthalate (bis(2-Ethylhexyl)phthalate)	ug/l	ND (0.58)	6.0
Heptachlor	ug/l	ND (0.019)	0.40
Simazine	ug/l	ND (0.068)	4.0
Endothall	ug/l	ND (3.6)	100
Lindane	ug/l	ND (0.010)	0.20
Chlordane	ug/l	ND (0.20)	2.0
Endrin	ug/l	ND (0.010)	2.0
Heptachlor epoxide	ug/l	ND (0.020)	0.20
Hexachlorobenzene	ug/l	ND (0.020)	1.0
Hexachlorocyclopentadiene	ug/l	ND (0.040)	50
Methoxychlor	ug/l	ND (0.020)	40
Toxaphene	ug/l	ND (1.0)	3.0
Polychlorinated biphenyl's	ug/l	ND (0.10)	0.50
Aldicarb	ug/l	ND (1.0)	3.0
Aldicarb Sulfone	ug/l	ND (1.0)	2.0
Aldicarb Sulfoxide	ug/l	ND (1.0)	4.0
Carbofuran	ug/l	ND (1.0)	40
Oxamyl	ug/l	ND (1.0)	200
Glyphosate	ug/l	ND (5.0)	700
Diquat	ug/l	ND (0.25)	20
2,3,7,8-TCDD (Dioxin)	pg/l	ND (0.047)	

Water Quality Summary - Continued

Metals			
Aluminum	mg/L	<0.050	0.05
Antimony	mg/L	<0.00040	0.006
Arsenic	mg/L	<0.0020	0.01
Barium	mg/L	0.054	2
Beryllium	mg/L	<0.00030	0.004
Cadmium	mg/L	<0.00015	0.005
Calcium as CaCO3	mg/L	39.5	n/a
Chromium	mg/L	<0.0020	0.1
Copper	mg/L	<0.0020	1.3
Iron	mg/L	**0.91**	0.3
Lead	mg/L	0.00059	0.015
Magnesium	mg/L	4.2	n/a
Manganese	mg/L	0.014	0.05
Mercury	mg/L	<0.00010	0.002
Molybdenum	mg/L	0.002	n/a
Nickel	mg/L	<0.0020	n/a
Potassium	mg/L	4.8	n/a
Selenium	mg/L	<0.00070	0.05
Sodium	mg/L	21.1	n/a
Thallium	mg/L	<0.00020	0.002
Uranium	mg/L	<0.00020	0.03
Zinc	mg/L	<0.010	5
General Chemistry			
Alkalinity, Total as CaCO3	mg/L	124	n/a
Alkalinity, Bicarbonate as CaCo3	mg/L	124	n/a
Alkalinity, Carbonate	mg/L	<5.0	n/a
Asbestos	MFL	ND (0.010)	n/a
Corrosivity, Langlier Index[1]	n/a	0.1	Non-Corrosive (secondary)*
Cyanide, Total	mg/L	<0.0050	0.2
Cyanide, Free	mg/L	ND	0.2
Fluoride	mg/L	1.3	4
Hardness, Total as CaCO3	mg/L	116	n/a
Nitrogen, Nitrate	mg/L	0.13	10
Nitrogen, Nitrite	mg/L	<0.0040	1
Nitrogen, Ammonia	mg/L	<0.050	n/a
Solids, Total Dissolved	mg/L	206	500 (secondary)*
Total Organic Carbon	mg/L	<0.50	n/a
Chloride	mg/L	1.5	250
Turbidity	NTU	4.9	n/a
Sulfate	mg/L	42.5	250 (secondary)*
pH	su	7.84	6.5 - 8.5 (secondary)*
Radiochemisty Results			
Gross Alpha	pCi/L	1.5	15
Gross Beta	pCi/L	6.9	50 (TL)
Radium-226	pCi/L	1.1	5
Radium-228	pCi/L	0.9	5
Microorganisms			
Heterotrophic Plate Count	CFU/1mL	21	n/a
Fecal Coliform	MPN/100mL	<1[a]	
Total Coliform	MPN/100mL	Absent	
E.Coli	MPN/100mL	<1[a]	

NOTES:

[1]If number is negative--water is corrosive
If number is zero--water is balanced
If number is positive--water is scale forming

[a]Lowest possible reported result
*Secondary Maximum Contaminant Levels are recommended, not required
ND - Not Detected at the Reporting Limit
Method Detection Limit (MDL) indicated next to result in paranthesis when applicable
MCL - Maximum Contaminanation Level (40 CFR 141)
Bold and red indicates that the sample exceeded the MCL.

Exhibit I
Compliance with Colorado Clean Water Plan

RUSSELL W. DYKSTRA, PARTNER
DIRECT DIAL: 303-839-3845
rdykstra@spencerfane.com

File No. 5029751.0006

March 4, 2022

VIA HAND DELIVERY AND EMAIL

Lauren Pulver
Douglas County Department of Community Development
Community and Resource Services
100 Third Street
Castle Rock, Colorado 80104

Re: Range Metropolitan District Nos. 1-3 – Colorado Clean Water Plan Compliance

Dear Ms. Pulver:

We are submitting this letter on behalf of the Applicant, Ventana Capital, Inc., and the Proposed Range Metropolitan District Nos. 1-3 (collectively, the "Districts").

The Range Metropolitan District No. 1 intends to construct a wastewater treatment plant to service the Districts that will comply with the Colorado Clean Water Plan.

Sincerely,

/s/ Russell Dykstra

Russell Dykstra

ENGINEERING DESIGN REPORT

VENTANA CAPITAL

Range Development Conceptual Design

July 2021

AQUA ENGINEERING

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Appendix A Range Development Plan (Revised 2/12/2021)

1. INTRODUCTION

Ventana Capital (Owner) is pursuing a planned development, called the Range Development (Range), along the Highway 85 corridor in Northwest Douglas County, Colorado. The Range will require wastewater service for development to proceed, and the Range's position in the Chatfield Reservoir watershed presents several unique challenges and opportunities for the development of wastewater infrastructure. This report seeks to fulfill the following objectives:

1. Provide a project overview and identify key project drivers.
2. Summarize the regulatory framework for wastewater infrastructure in the Chatfield Reservoir watershed.
3. Discuss the merits of a new wastewater facility as a potential solution to wastewater service.
4. Establish the basis of planning and design for a new facility.
5. Present a conceptual design for a facility that can meet stringent effluent requirements.
6. Provide a high-level cost estimate, and a preliminary implementation plan and schedule.

1.1. PROJECT OVERVEW

The Range is a planned 550-unit development located due east of the Town of Louviers, on the east side of Highway 85 at Airport Road. Situated within the Louviers Rural Community as designated by Douglas County's 2040 Comprehensive Master Plan (CMP), the project seeks to integrate residential "clusters" with open spaces and wildlife corridors in order to provide a balance of urban and non-urban residential land use as allowed in the Louviers Rural Community. Overall planned development density is 1.4 units per acre, and 240 of 399 acres of the development are preserved as open space. Appendix A contains the current iteration of the development plan – the Range planning case is ongoing and subject to revision.

1.2. PROJECT DRIVERS

The Range requires a plan for water supply, water service, and wastewater service to be approved for development. Regulatory requirements and other regional contexts create several key drivers for wastewater service.

1.2.1. Regional Water and Wastewater Service

The Highway 85 corridor lacks centralized wastewater treatment, with most properties reliant on individual sewage disposal systems (ISDS). Addressing the Louviers Rural Community, Policy 4-2F.1 of the CMP calls for additional development following the provision of centralized services, and Policy 4-2F.2 "[encourages] landowners to work with service providers to obtain central water and sewer services, as they become available."

As stated in the Range Project Summary submitted to Douglas County (County), the project aims to bring regional water and wastewater infrastructure to the Highway 85 corridor. The development intends to help Louviers with water and wastewater connection fees to a central service, and to serve additional surrounding properties.

1.2.2. Water Conservation and Reclamation

The Range Water Plan determined that 193.1 acre-feet (AF) per year will be required for both indoor and outdoor use at full development build-out, equivalent to 0.35 AF per year per unit. Indoor use is estimated at 150 gpd per unit, which equates to 0.17 AF per year per unit. As a new development

incorporating water efficient fixtures, indoor usage will be much less than County planning standards require, and Ventana has documented to the County that its indoor use projections are in line with the Colorado Water Plan and other regional water supply studies and planning documents.

While the development has water rights sufficient to meet the 193.1 AF demand, the rights are to Denver Basin ground water located in the Margin B Water Supply Zone and resulting regional water supply issues necessitate that developments take water conservation efforts into consideration. Water conservation serves as a major project driver for the Range. Decreasing the use of non-renewable resources creates greater water supply security and preserves groundwater resources.

1.2.2.1. Douglas County

Douglas County regulations require water conservation be a project driver. The County incorporates water conservation into the planning process through two main documents:

- Douglas County Zoning Resolution (DCZR)
- Douglas County 2040 CMP

The County has established provisions in its Zoning Resolution that require applicants both to demonstrate access to a "water supply that is sufficient in terms of quantity, quality, and dependability" and to consider water conservation during the development of a landscape plan.

The CMP goes further than the DCZR in establishing policies regarding regionalization, minimizing water consumption, promoting efficient use, and supporting long-term water supply planning:

- Policy 7-1A.1: Encourage landscapes that minimize water consumption.
- Policy 7-1B.1: Encourage the reuse of water supplies.
- Policy 7-1B.4: Support water-saving technologies.
- Policy 8-5A.1: Encourage wastewater systems that recycle and reuse effluent.

Taken together, these resolutions and policies call for centralized services that consider best practices for conserving water and protecting groundwater resources, including the reclamation of wastewater (reclaimed or "reuse" water)

2. CHATFIELD WATERSHED AND SERVICE AREA

As part of the Chatfield Reservoir Watershed, the Range is subject to a unique regulatory framework for the discharge of wastewater. This section discusses the implications of the framework for wastewater service and identifies a potential solution for the development's needs.

2.1. REGULATION 73

Regulation 73 contains requirements and standards for phosphorus control from both point-source and non-point sources and specifies the allowed annual total phosphorus (TP) waste loads into the watershed in order to protect water quality in Chatfield Reservoir. The Chatfield Watershed Authority (CWA) is the designated 208 Management Agency for the watershed. CWA works to protect water quality in the watershed through promotion of point source, nonpoint source, and stormwater controls.

The phosphorus wasteloads allocated for point sources by Regulation 73 are summarized in Table 8, which is pasted from Table 1 found in CWA's 2019 Annual Report (issued May 2020). In summary, a total of 7533 pounds per year of phosphorus wasteloads are allowed to be discharged from point sources (such as wastewater treatment facilities).

Table 2-1. Chatfield Watershed: 2019 Phosphorus Wasteload Discharged by WWTPs

Table 1 - 2019 Phosphorus Wasteload from WWTPs in the Chatfield Watershed

Permittee	CDPHE Permit Number	TP Wasteload Allocation (Pounds)	2019 TP Loading (Pounds)
Plum Creek Water Reclamation Authority	CO0038547	4,256	2,533
Perry Park Water and Sanitation District	CO0022551	365	147.9
Perry Park Water and Sanitation District	CO0043044	73	43.3
Lockheed Martin Space Systems Company	CO0001511	1,005	21.1
Town of Larkspur	COX632051	231	11.6
Highlands Ranch Law Enforcement Academy	N/A	30[1]	No Discharge[4]
Centennial Water and Sanitation District	CO0037966	20	0
Ponderosa Retreat and Conference Center	COX047511	75[2]	No Discharge[5]
Louviers Water and Sanitation District	COX632098	122	No Discharge[6]
Dominion Water and Sanitation District	CO0041645	1,218	No Discharge[6]
Sacred Heart Retreat	COX041874	15[3]	0.27
Jackson Creek Ranch	N/A	50	No Data Available
Reserve Emergency Pool	N/A	73	Not used
TOTAL PHOSPHORUS WASTELOADS		**7,533**	**2757.17**

Notes:
*TP loading from WWTPs is from the WWTP point of discharge; the TP load discharged from WWTPs does not equate to the TP load delivered to Reservoir due to assimilation of TP and geochemical fate and transport processes in the watershed.

1. Law Enforcement Foundation water quality credits awarded pursuant to Authority's Trading Program.
2. Ponderosa Retreat Center water quality credits are subject to completing a trade project pursuant to the Authority Trading Program.
3. Temporary five-year phosphorus allocation of 15 pounds for inclusion in discharge permit; allocation obtained from Dominion Water and Sanitation District.
4. Wastewater reuse is authorized under Regulation 84 – Reclaimed water, with not discharge.
5. Source: Environmental Protection Agency Integrated Compliance Information System database.

2.2. DISCHARGE REQUIREMENTS AND IMPLICATIONS

In order to discharge treated effluent to surface water within the Chatfield Watershed, the Range must obtain a phosphorus wasteload allocation from CDPHE – Water Quality Control Division (Division). A phosphorus allocation can be obtained in one of four ways, per Regulation 73:

- "Withdrawals from the reserve/emergency pool"
- "Nonpoint source to point source trades"
- "Point source to point source transfers"
- "Phosphorus concentration reductions through alternative treatment"

The allocations made in Regulation 73 and the requirements for receiving an allocation thus encourage the Range to pursue partnerships with local entities with a phosphorus allocation to establish wastewater service. Two potential partnerships are discussed below.

2.2.1. Dominion Water and Sanitation District

As an authority with TP allocations under Regulation 73, Dominion Water and Sanitation District (Dominion) is a potential partner for the provision of wastewater service. The Owner has previously entered discussions with Dominion to provide wholesale water and wastewater service to the Range. The Range lies within Dominion's service area, and Dominion has stated it has adequate water supply to serve the Range. The Owner would need to form a special district to connect to Dominion and would pay for connection fees and the infrastructure to connect to Dominion service.

At the time of this report, it is AQUA's understanding that the Dominion board will likely decline to expand service to the Range, requiring the Owner to investigate other potential partnerships.

2.2.2. Town of Louviers

Louviers Water and Sanitation District (LWSD) operates its own wastewater lagoon facility to treat wastewater from the Town of Louviers. As shown in Table 2-1, LWSD has a total phosphorus allocation of 122 pounds per year (ppy). Due to its current practice of land application, LWSD's wastewater facility does not discharge to Plum Creek, and LWSD is not using any of its allocation. However, the facility is under violation for exceeding TDS limits applied to land dischargers, and CWA is encouraging a move away from land application for wastewater discharge.

The current facility cannot handle increased flows from the Range, and it will eventually need to be replaced or abandoned in favor of a connection. The Owner has previously discussed with LWSD to pay for connection and tap fees to Dominion Water & Sanitation District. However, with service via Dominion unlikely, another form of partnership between the Range and LSWD may be required.

2.3. WASTEWATER SERVICE SOLUTION

Given the identified project drivers, the regulatory framework of Regulation 73, and the geographic context of potential wastewater partners in the Range's vicinity, the construction of a new wastewater reclamation facility in partnership with Louviers is a viable solution. This solution has the following main components:

- A new Water & Sanitation District forms to serve both the Town of Louviers and the Range.
- LWSD transfers its 122 ppy TP allocation to the District via Regulation 73.3(2)(g).
- The Owner finances the construction of a new Wastewater Facility at the existing LWSD site.
- A new MBR facility to treat wastewater from the Range and Louviers, and is capable of producing high quality effluent that meets reuse standards and/or surface water discharge limits to Plum Creek.

- The Owner constructs a non-potable ("purple pipe") reclaimed water system to apply treated effluent as irrigation water in the development. A Notice of Authorization (Permit) is obtained from CDPHE.
- Any excess effluent or return flow required for water augmentation purposes is discharged to Plum Creek under a surface water discharge permit (issued by CDPHE).
- The new District might consider trading connection fees between the Town of Louviers and the new facility in exchange for the benefits Louviers contributes to the new Special District, including the phosphorus allocation and the use of the current wastewater site.
- The new facility incorporates some excess capacity to permit further regionalization.

Pursuing a new wastewater facility in partnership with Louviers offers the following benefits:

- Potentially less expensive than the cost of connection fees and infrastructure to another wastewater service provider in the Highway 85 corridor.
- A higher level of wastewater treatment offers improved benefit to the environment compared to the existing LWSD facility.
- Facility siting does not require additional land acquisition.
- Facility siting minimizes the amount of additional collection system infrastructure required for servicing Louviers and the Range.

2.4. FURTHER REGIONAL OPPORTUNITIES

The TP allocation provided to Louviers can form the basis for financial agreements with other entities in the Highway 85 corridor. Just as the Range needs a partnership with an entity with an existing TP allocation under Regulation 73, other future developments must do the same. In addition, a new wastewater facility could provide the opportunity for regional consolidation of wastewater service, particularly to several existing entities that operate ISDS which are falling under increased regulatory scrutiny.

Regional agreements would likely take one of two main forms:

- Expansion of wastewater service from the new District to serve the partner entity.
- Point source to point source transfer of TP allocation to permit another entity to establish a separate point source discharge to the watershed.

For existing septic system dischargers, connecting to the new facility could present an opportunity to conduct nonpoint source to point source trades pursuant to Regulation 73.3(2)(e), which would provide the new District with additional TP allocations for further point source trading.

2.4.1. Potential Contributors

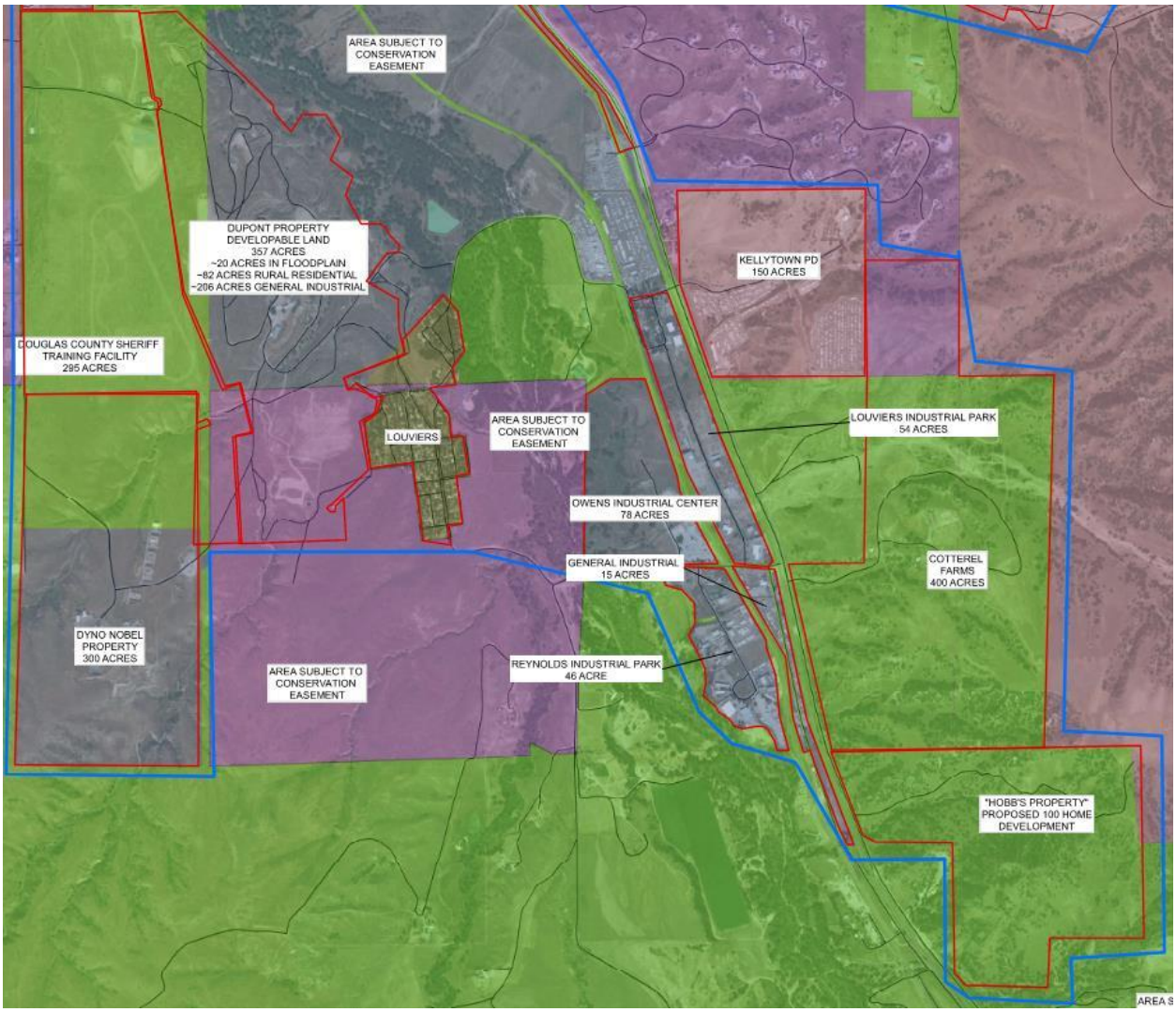
A 2018 Douglas County report prepared by Diamondback Engineering identified contributors in the northern portion of the Highway 85 Corridor. Several contributors lie upstream of the LWSD wastewater facility site and are potential contributors to a regionalized facility:

- Hobbs Residential: Planned 100-home development abutting the Range to the South
- Reynolds Industrial Park
- Louviers General Industrial Area
- Owens Industrial Center
- Louviers Industrial Park

- Kellytown Planned Development
- Dyno Nobel Property

Error! Reference source not found. is reproduced from the Diamondback Engineering Report and shows the location of these potential contributors in relation to Louviers and the Range.

Figure 1. Potential Regional Wastewater Contributors



Reproduced from 2018 Diamondback Report)

As conversations with these potential contributors have not yet been initiated, this report presumes that the new facility's service area is limited to the Range and Louviers.

3. BASIS OF DESIGN

3.1. POPULATION AND WASTEWATER FLOW AND LOADING ESTIMATES

For the purpose of this study, the service area is presumed to be limited to Louviers and the Range.

3.1.1. Service Area Population

The service area population was determined from the proposed development plan, existing information from Louviers, and the expected number of persons per dwelling unit.

At build-out, the development will contain 550 dwelling units (DUs). Three residents per DU are assigned in other development analyses, and this occupancy number will be used for consistency. For this analysis, the three-person single-family DU is defined as the Single-Family Equivalent (SFE).

The Town of Louviers has 111 households, per the referral response to Douglas County from the LWSD Board President. Assuming a conservative three persons per household for consistency with the new development, a total service population of 1983 persons is derived for the Range and Louviers.

3.1.2. Unit Wastewater Flow Rates

From prior experience and analysis of relevant indoor water use projections, AQUA projects 50 gallons per capita per day (gpcd) of indoor water use and resulting wastewater production. The SFE flow rate is therefore 150 gpd per SFE.

Although the Town of Louviers has begun replacing their collection system, existing water-inefficient fixtures and collection system infiltration & inflow (I&I) in Louviers is anticipated to add additional flow per household. A value of 200 gpd per DU was assigned to Louviers. With respect to wastewater flow, one Louviers DU is equivalent to 1.33 SFEs.

3.1.3. Peaking Factors and Design Flows

Flow peaking factors applied to the AADF including factors for max month average daily flow (MMADF), peak day flow (PDF), and peak hour flow (PHF) are important criteria for properly sizing the hydraulic and process capacities of the WWTF. The hydraulic capacity and select infrastructure such as the UV system of the WWTF will be sized based on the PHF and the biological treatment process capacity will be sized for MMADF (and associated loadings).

WPC-DR-1: *Colorado Design Criteria for Domestic Wastewater Treatment Works* recommends unit values for MMADF of 180 gpd per Single-Family home or Single-Family Equivalent (SFE). The MMADF: AADF peaking factor is 1.2 (180/150). From prior experience, AQUA will use PDF and PHF peaking factors of 2.0 and 4.0, respectively. The peaking factors are listed in Table 3-1.

Table 3-1. Design Peaking Factors

Peak Flow Condition	Design Peaking Factor
Max Month (MMADF)	1.2
Peak Day (PDF)	2.0
Peak Hour Flow (PHF)	4.0

These peaking factors determined the anticipated wastewater loadings after build-out of the development, as presented in Table 3-2. A 10% allowance is made for Inflow and Infiltration (I/I).

Table 3-2. Facility Projected Wastewater Flows at Build-out

Use Category	Unit Rate		Units		Avg Annual Daily Flow Q, gpd	Max Month Avg Daily Flow Q, gpd	Peak Day Flow Q, gpd	Peak Hour Flow Q, gpd	# SFEs
Range Households	150	gal/SFE /day	550	SFE	82,500	99,000	165,000	330,000	550
Louviers Households	200	gal/DU /day	111	DU	22,200	26,640	44,400	88,800	148
				Total	104,700	125,640	209,400	418,800	698
				+ 10% I/I at AADF	**115,170**	**136,110**	**219,870**	**429,270**	

3.1.4. Projected Concentrations and Loadings

Pollutant loading for the new WWTF are based on AQUA's previous project experience, Regulation 43, *On-Site Wastewater Treatment System Regulation*, Table 6-2: *Estimate of Average Daily Wastewater Flow and BOD_5 Load Per Person Unless Otherwise Noted for organic (BOD_5) loading,* 10 States Standards, and Metcalf and Eddy. Upon review of these references, a value of 0.22 pounds of BOD5, 0.25 pounds of total suspended solids (TSS), and 0.046 pounds of total kjeldahl nitrogen (TKN) per capita per day will be used.

While each DU in Louviers is expected to produce more wastewater flow than the defined SFE, the assumed persons per DU is the same, and therefore expected loadings from a Louviers DU is equivalent to the defined SFE. For purposes of wastewater loading, a Louviers DU is equivalent to a SFE.

Table 3-3 shows the pollutant loadings per SFE. The summary of the design pollutant loadings are listed in Table 3-4. The design values for TSS and TKN may be modified if warranted during the design phase.

Table 3-3. SFE Pollutant Loadings

Constituent	Per Capita Loading (lbs/cap/day)	Persons per SFE	SFE Loading (lbs./SFE/day)	Total SFE's	Loading (lbs./day)	Concentration (mg/L)[1]
BOD_5	0.220	3	0.660	661	436	384
TSS	0.250		0.750		496	437
TKN	0.046		0.12		91	80

[1]At MMADF of 136,100 gpd.

An influent TP concentration of 7.4 mg/L was assumed based on operational data from a similar facility. At the projected max month flow, a loading of 8.4 ppd is projected.

3.1.5. Design Capacity

The final design capacity of the new treatment facility will be determined by the extent of the service area and any agreements made with existing dischargers within the service area to discharge to the new facility.

For this conceptual design, a design flow (MMADF) of 0.15 MGD (150,000 gallons per day) was

assumed for sizing the facility. This design allows for expansion of service to cover some small potential contributors in the service area. Applying the assumed peaking factors yields a Peak Day flow of 0.25 MGD and Peak Hour Flow of 0.50 MGD.

Loadings are determined by applying the 0.15 MGD design flow to the concentrations derived above.

Table 3-4. Design Loadings

Constituent	Concentration (mg/L)	Loading at Design Flow (ppd)
5-day Biological Oxygen Demand (BOD_5)	384	481
Total Suspended Solids (TSS)	437	546
Total Kjeldahl Nitrogen (TKN)	80	101
Influent Ammonia (NH3)	48	60
Influent Total Phosphorus (TP)	7.4	9.3

3.2. DISCHARGE ASSUMPTIONS AND EFFLUENT STANDARDS

The effluent quality limits that must be produced by a new wastewater facility are determined by the discharge method proposed and the resulting applicable regulations.

3.2.1. Water Budget

The Range PD Water Plan allocates 27 million gallons (MG) to irrigation use annually. Meanwhile, at annual average wastewater flows – conservatively excluding I/I – 38.2 MG of wastewater is produced. Assuming 100% of irrigation water will be supplied by reclaimed effluent, 11.2 MG of excess effluent must be discharged.

The irrigation water budget thus necessitates a dual discharge system:

- Reclamation for Irrigation Reuse
- Discharge to Plum Creek via a Colorado Pollutant Discharge Elimination System (CDPES) Permit

Regulations that govern the discharges are discussed in the following sections.

Discharge to groundwater was not considered. Per LWSD, the CWA is encouraging wastewater dischargers to move away from land application sites, to more adequately protect the watershed from nutrient runoff. Land application permits also contain strict total dissolved solids (TDS) limits that can present their own compliance challenges and potentially necessitate advanced treatment.

3.2.2. Regulation 73 Chatfield Reservoir Control Regulation

In addition to providing total annual TP allocations, Regulation 73 section 3.2.d outlines guidance for applicable TP discharge limitations:

- TP effluent quality limit is 1.0 mg/L on a 30-day average basis.
- A facility may need to provide effluent TP concentrations below 1.0 mg/L to meet the annual phosphorus poundage allocation.

With a projected annual discharge of 11.2 MG, TP concentration could equal 1.31 mg/L while falling underneath the 122 ppy TP allocation. Regardless, the stipulated maximum of 1.0 mg/L effluent limit would be required.

3.2.3. Regulation 85

CDPHE has adopted a phased approach to developing nutrient standards. Regulation 85: *Nutrients Management Control Regulation* establishes technology-based total phosphorus (TP) and total inorganic nitrogen (TIN) permit limits for a new wastewater discharger. A summary of the Regulation 85 effluent parameter limitations for new dischargers submitting for PELs after May 31, 2012 are summarized in Table 3-5.

Table 3-5. Regulation 85 TIN and TP Limitations

Parameter	Parameter Limitation	Parameter Limitation
	Annual Median[1]	**95th Percentile[2]**
Total Phosphorus	0.7 mg/L	1.75 mg/L
Total Inorganic Nitrogen as N[3]	7 mg/l	14 mg/L

(1) Rolling Annual Median: The median of all samples taken in the most recent 12 calendar months.
(2) The 95th percentile of all samples taken in the most recent 12 calendar months.
(3) Determined as the sum of nitrate as N, nitrite as N, and ammonia as N.

3.2.4. Regulation 31

Regulation 31: *The Basic Standards and Methodologies for Surface Water* will govern the implementation of future nutrient control requirements applicable to the wastewater facility.

Section 31.17 of Regulation 31 contains interim numeric values of nutrients to protect classified uses of Colorado rivers, streams, lakes, and reservoirs. Starting in 2027, the commission plans to consider adopting numerical water quality standards for phosphorus and nitrogen for all Colorado surface waters.

It is AQUA's understanding that the interim values will not be established as definitive water quality criteria until 2027 except in very limited cases. If the interim standards are used to establish permit limits starting in 2027, the in-stream running annual median for Total Phosphorus (TP) and Total Nitrogen (TN) values for warm water streams such as Plum Creek would be 0.17 mg-P/L and 2.01 mg-N/L, respectively. Colorado's phased nutrient control regulatory approach provides time for both water quality assessment and treatment technology advances to be developed, verified, and commercialized.

The TN concentration anticipated by Regulation 31 is lower than most economically viable treatment technologies can achieve. The ability to meet effluent limits based on predicted in-stream numeric criteria at the point of discharge is possible for phosphorus. However, to get to levels below 4 mg/L for total nitrogen will require advanced nitrogen control technologies that can also remove nonbiodegradable dissolved organic nitrogen (DON). The technical challenges of meeting very low TN limits is acknowledged by CDPHE. In 2010, CDPHE- WQCD wrote a white paper titled *Technologies, Performance and Costs for Wastewater Nutrient Removal and Associated Implementation Issues* (November 2010) on this topic.

Table 3-6 summarizes a table contained in CDPHE's white pater of the effluent limits that can be reliably and consistently met for nitrogen and phosphorus for different available technologies.

Table 3-6. Nutrient Criteria and Limits of Wastewater Technology[1]

Parameter	Typical in Stream Nutrient Criteria	Typical Municipal Raw Wastewater	Standard Secondary Treatment	Typical Advanced Treatment Nutrient Removal	Enhanced Nutrient Removal	Limits of Treatment Technology
TP (mg-P/L)	0.020-0.050	4-8	4-6	1	0.25-0.50	0.03-0.08
TN (mg-N/L)	0.3-0.6	35-50	23-30	10	4-6	3-4

(1) Values obtained from Colorado Water Quality Control Division's *Technologies, Performance and Costs for Wastewater Nutrient Removal and Associated Implementation Issues (November 2010)*

CDPHE has acknowledged the fact that the pending nitrogen limit may not be attainable and has considered the implementation of variances based on the "limits of technology".

3.2.5. Regulation 84: Reclaimed Water Control Regulation

CDPHE regulates wastewater effluent reuse under Regulation 84 and recognizes three main classifications or levels of treatment, each having its own set of allowable uses. Table 3-7 lists the treatment requirements for these three categories of treated wastewater effluent.

Table 3-7. Reclaimed Water Treatment Requirements by Category

	Total Suspended Solids, Daily Maximum	Turbidity Monthly Average not to exceed	Turbidity Individual samples not to exceed (1)	E. Coli Monthly Geometric Mean	E Coli Single Sample Maximum
Category 1	30 mg/L			126/100 mL	235/100 mL
Category 2		3 NTU	5 NTU	126/100 mL	235/100 mL
Category 3		3 NTU	5 NTU	Non-Detect in at least 75% of samples	126/100 mL

(4) Results may not exceed listed maximum in 5 percent or more of testing in any calendar month

In addition to the three categories above, recent revisions to Regulation 84 added a fourth category called "Category 3 Plus". Category 3 Plus is applicable to edible food crop and edible hemp irrigation and urinal flushing. In addition to the requirements listed in 84.7(C), the treater must properly operate certain filtration and enhanced disinfection of secondary treated wastewater including a disinfection practice that provides a minimum of 99.999 (5-log) inactivation of enteric viruses using certain specified treatment techniques. In addition, specific filtration technologies are required. The proposed MBR filtration technology and UV disinfection meets the standards for Category 3 Plus.

In addition to complying with the PEL's for water quality, irrigation water would be applied per the Notice of Authorization (NOA) and Land Application Management Plan (LAMP) approved by CDPHE. The water application rate along with nitrogen and phosphorus effluent loading would be limited by the agronomic rates of the irrigated vegetation species.

3.2.6. Preliminary Effluent Limits

Preliminary Effluent Limits (PELs) represent determinations by CDPHE of potential effluent limits to be applied in a discharge permit. CDPHE reviews submitted process designs based on their ability to treat wastewater to the degree required by the PELs.

A PELs application has not yet been submitted for the new facility. However, for the stream segment that includes Plum Creek (COSPUS10A), recent PELs issued for other projects have included limits of interest in addition to those discussed above (excepting Regulation 31):

- Total Recoverable Arsenic limit of 1.3 µg/L (30-day average), ending 12/31/2024
- Total Recoverable Arsenic limit of 0.02 µg/L (30-day average), beginning 1/1/2015.
- Total Inorganic Nitrogen limit of 3.2 mg/L (2-yr average), based on an Antidegradation-Based Average Concentration.

The presence of these limits on other PELs does not guarantee they will be part of a potential permit for a new facility, and their inclusion does not change the recommended treatment technology employed at this stage of design.

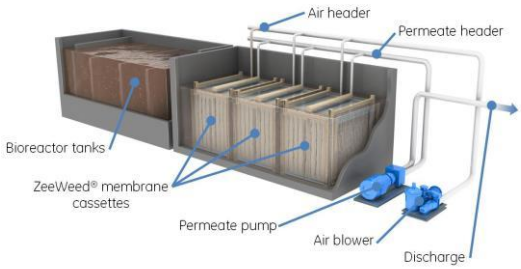
4. CONCEPTUAL TREATMENT DESIGN

A membrane bioreactor (MBR) activated sludge facility is recommended for its ability to meet the expected permit limits, Regulation 84 requirements, and projected potential future Regulation 31 effluent limitations for surface water discharge to Plum Creek. Specifically, MBR facilities offer the potential to meet stringent total nitrogen and total phosphorus limits.

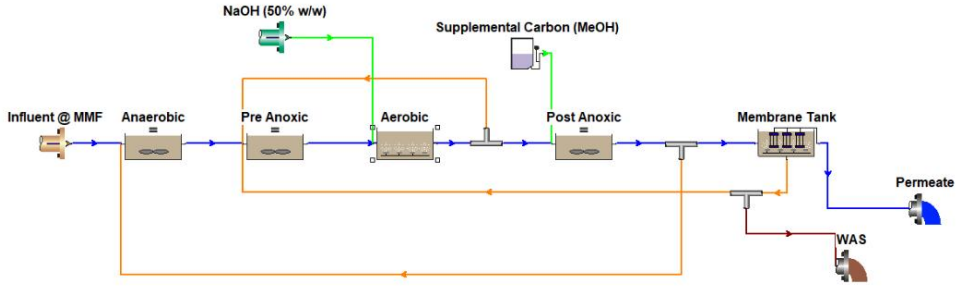
4.1. PROCESS OVERVIEW

A MBR facility, configured with a five-stage nutrient control process, is an activated sludge process that uses a microfiltration membrane instead of a secondary clarifier for solids separation.

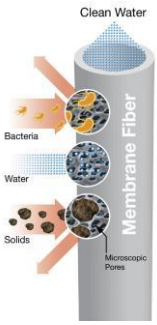
Since a membrane is used for solids separation, the mixed liquor suspended solids (MLSS) concentration in the biological reactors can be approximately 2-3 times more than the concentration of a conventional activated sludge process or an SBR. Typical MBR process MLSS concentrations are 8000-9000 mg/L. Accordingly, MBR facilities are smaller and more compact and can provide more treatment capacity in the same size basins.



For total phosphorus and nitrogen control, the MBR activated sludge process would include five reactors configured in a five-stage modified Bardenpho process: 1) an anaerobic reactor, 2) a (pre) anoxic reactor, 3) aeration reactor, 4) a (post) anoxic reactor, and 5) a final membrane reactor. A schematic follows:



MBR facilities configured with a five stage ENR process are capable for meeting TN levels down to 4 mg/L: and potentially less depending on actual effluent rDON concentration. With chemical addition for phosphorus removal, MBR's can achieve very low total phosphorus of 0.05 to 0.17 mg/L.



Effluent disinfection would be provided by UV disinfection reactors.

MBR effluent easily meets the Regulation 84 requirements for Category 3 reclaimed water (the highest quality of reclaimed water). With the use of membranes for solids/effluent separation, a separate filter is not needed, and with enhanced disinfection, the process can achieve Category 3 Plus standards.

AQUA engineering has experience with membranes from multiple manufacturers. We attest to the capability of MBR's to achieve high quality effluent with very low BOD, TSS, nitrogen, phosphorus,

and pathogen levels.

Infrastructure would include the process basins, a headworks building, and an operations building with office, lab, blower room, pump room, electrical room, UV room, and dewatering room. The membranes/ MBR reactors and associated permeate pumping equipment would be installed in the operations building. Photos of two similar sized MBR wastewater treatment facilities are shown below.

Along with a small footprint, the facility building architecture can be designed to meet the aesthetic requirements of the site and community planning needs.

4.2. ANALYSIS

4.2.1. Treatment Capability / Effluent Water Quality

MBR has an integrated enhanced nutrient removal (ENR) process using a dense biomass concentration and superior ultrafiltration technology. Due to the very small pore size of the membranes (0.04 micron for the SUEZ membrane) and process configuration, MBRs enable superior nitrogen control and pathogen control.

Implementation of a five-stage ENR process results in biological phosphorus removal that can meet a phosphorus limit of less than 0.7 mg/L. As implementation of Regulation 31 may require phosphorus effluent quality of less than 0.17 mg/L, the installation of coagulant dosing equipment for chemical phosphorus removal is recommended.

MBR's are expected to yield high effluent quality and also qualify as an approved technology to meet the requirements of Regulation 84 for Category 3 Plus reclaimed water uses.

Regarding operability, MBRs offer the following benefits:

- Solids separation is not dependent on settleability
- Solids separation and filtration occur in one step
- MBR utilizes physical filtration (size exclusion), which is less complex to operate than biological filters.

4.2.2. Facility Footprint

Due to the increased biomass concentration and integration of nutrient control in the MBR process configuration, an MBR facility will have a smaller footprint than feasible alternative technologies.

4.2.3. Opinion of Probable Construction Cost (OPCC)

A planning level Opinion of Probable Construction Costs (OPCC) for the conceptual level MBR facility was developed based on AQUA Engineering experience, cost proposals for the major equipment, and consultation with local general contractors.

AQUA Engineering estimates that the capital cost for a new MBR Water Reclamation facility located at the Louviers' wastewater facility site is $8.5 M.

The OPCC includes the cost to clean out and repurpose the existing lined wastewater ponds at the Louviers wastewater facility and also a reclaimed water pump station.

Permitting, design, and construction engineering is also included. Legal and administrative costs to form a new special district are not included.

AQUA has requested a budget cost proposal from a local contractor who specializes in MBR facility construction. Once received we will update the OPCC.

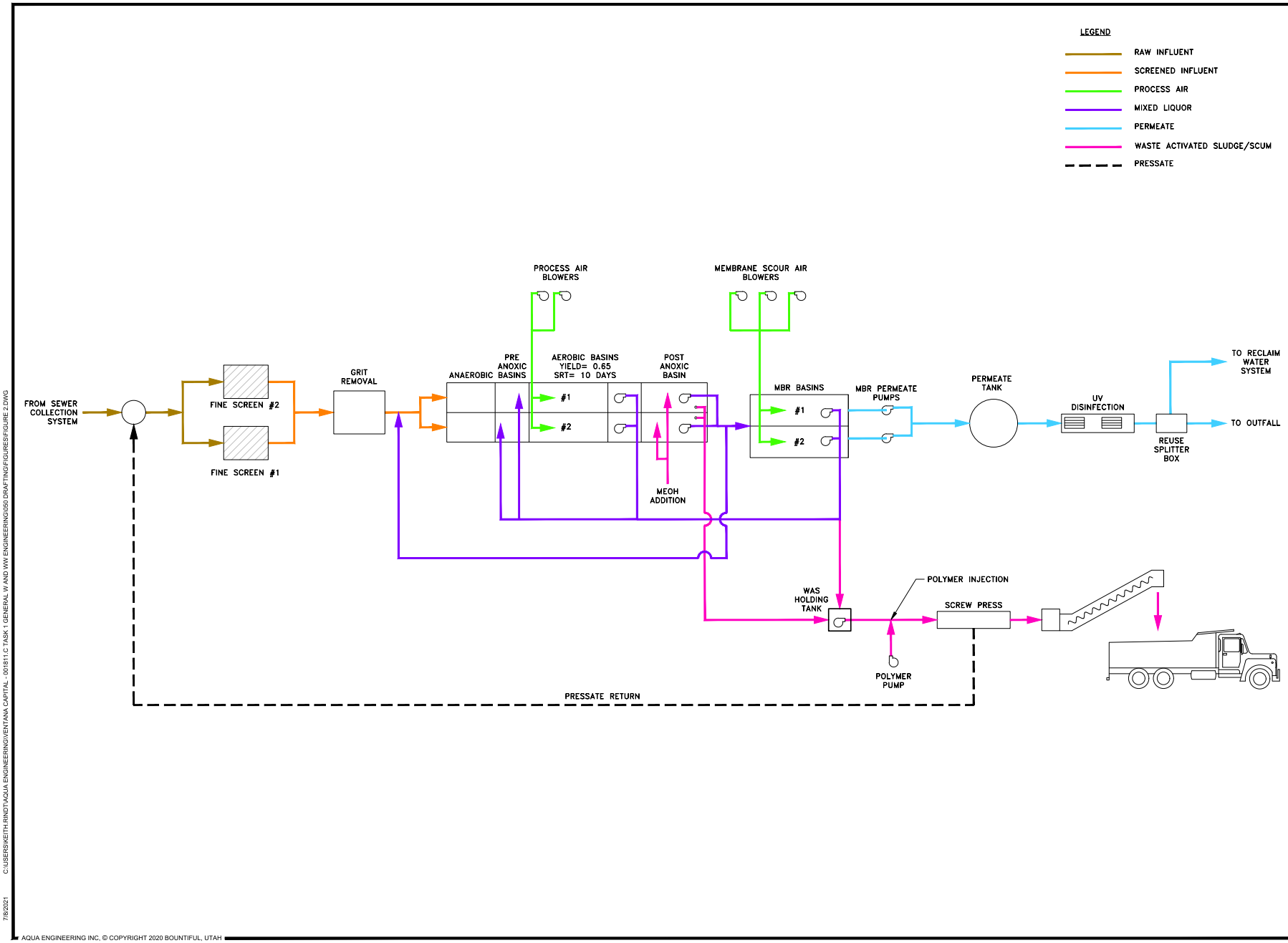
4.3. TREATMENT FACILITY DESCRIPTION

The MBR treatment facility provides a complete activated sludge system with all required equipment and controls; and will meet CDPHE requirements per WPC-DR-1 – *Design Criteria for Domestic Wastewater Treatment Works.*

The proposed facility includes:

- Headworks consisting of fine screening and grit removal chamber
- Two-train enhanced nutrient removal activated sludge process: anaerobic, pre-anoxic, aeration, post-anoxic, second aerobic, and MBR basins. (concrete basins)
- Effluent filtration by microfiltration membranes (part of the MBR basins)
- UV disinfection
- Waste activated sludge holding tank
- Electrical including emergency generator
- Influent and effluent flow metering and sampling equipment
- Effluent outfall to Plum Creek
- Splitter box for diversion of effluent to the reclaimed water system
- Reclaimed water storage and pumping (distribution system by Others)

Figure 2 contains a preliminary Process Flow Diagram (PFD) for the facility.



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RANGE PLANNED DEVELOPMENT
-
WATER RECLAMATION FACILITY
GENERAL
FLOW DIAGRAM

AQUA ENGINEERING
5325 VALENTIA WAY, GREENWOOD VILLAGE, CO 80111
PHONE: 720 887-7250

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FIGURE 2
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7/8/2021 C:\USERS\KEITH.RINDT\AQUA ENGINEERING\VENTANA CAPITAL - 001811.C TASK 1 GENERAL WI AND WW ENGINEERING\050 DRAFTING\FIGURES\FIGURE 2.DWG

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4.3.1. Headworks

Adequate screening and grit removal are required to for proper operation and protection of the membranes, basins, and pumping equipment. The headworks system design will include fine screens and an aerated grit chamber or a vortexing grit basin.

Each screen will have the capacity to treat the peak design flow for redundancy. Preliminary equipment selection is rotary drum style screens with maximum 2 mm openings. The screens have an integral auger to remove, dewater, and compact screenings prior to discharge into a roll-off dumpster.

The screened wastewater from the two screens will discharge into a header or channel that feeds into an aerated grit chamber or vortexing grit chamber. The de-gritted wastewater then overflows into a pipe that mixes with recycled sludge and feeds the process basins.

Both the screens and grit chamber will operate continuously, with the screening auger removing screenings periodically as the mat of debris on the screen builds up.

4.3.2. Process Basins

The process basins are designed to remove BOD and nitrogen from the wastewater. An influent splitter box will direct screened and de-gritted influent to two parallel process trains consisting of anaerobic, pre-anoxic, aerobic, post-anoxic, and MBR basins.

4.3.2.1. Influent Splitter Box

Raw wastewater and recycled sludge are mixed in a pipe upstream of the basins and are fed into the influent splitter box. This box is used to evenly split the flows between the two process basins. Adjustable downward opening weir gates will be installed to each basin. These gates can be adjusted independently of the other and can also be fully closed to completely isolate a basin (such as when a basin needs to be drained for maintenance).

4.3.2.2. Anaerobic Basin

Flow from the influent splitter box enters the anaerobic basin for each train. The anaerobic basins provide conditions that promote the growth of Phosphorus Accumulating Organisms (PAOs) over other organisms. Under aerobic conditions encountered later in the train, these organisms will uptake dissolved phosphorus compounds as polyphosphate, allowing for phosphorus removal by sludge wasting.

Flow leaves the anaerobic basins and into the pre-anoxic basins via an opening in the concrete wall near the floor. This promotes good flow patterns, reduces short circuiting, and also allows the anaerobic basin to drain completely into the other basins when emptying basins for maintenance. A notch out near the top of the wall dividing the anaerobic basin from the pre-anoxic basin is provided to allow scum to move further along the train.

4.3.2.3. Pre-Anoxic Basins

Flow from the anaerobic basin then enters the pre-anoxic basin for each train. The anoxic basins function to promote the growth and activity of denitrifying bacteria that reduce nitrates created in the aeration basins into nitrogen gas. These basins will be mixed with submersible propeller mixers.

Openings in the wall (top and bottom) would again be provided to allow flow and scum to move from the pre-anoxic basins to the aerobic zones.

4.3.2.4. Aeration Basins

The aeration basins provide oxygen to promote the growth and activity of bacteria that reduce BOD and nitrify ammonia. The oxygen is provided via process blowers (located in the Operations Building) and is introduced into the aeration zones through fine bubble diffusers located at the bottom of the basins. The amount of flow to each basin is controlled by a mass flowmeter and actuated control valves on the air pipe header to each train. The plant SCADA will increase or decrease air flow to each basin based on the DO level in the respective train. Minimum air volume set points will be used to provide adequate mixing at all times.

4.3.2.5. Post-Anoxic Basins

Openings in the wall (top and bottom) would be provided to allow flow to move from the aeration zones to the post-anoxic basins. A submersible centrifugal membrane feed pump will be located at the end of each post-anoxic basin. The pump in each basin will feed into a common header. This common header is metered and feeds into the membrane tanks, located inside the MBR Building. The flowrate is connected to a recycle rate needed through the process (typically recycle rate is 4-5Q, making total flowrate 5-6Q). The pumps will operate in a duty/standby configuration with each pump capable of pumping the full 5-6Q flow. An opening in the dividing wall between the basins allows the duty pump to move flow from both basins to the membrane tanks.

Additional carbon may be required to achieve the expected Regulation 31 total nitrogen limits. This will be accomplished with a methanol (or other carbon source) storage tank and dosing pump which would feed the methanol into the post anoxic basins.

4.3.2.6. Process Blowers

The process blowers will be located in the MBR Building. There will be a total of three blowers, two duty and one installed spare. The blowers will feed into a single header to the aeration basins, where the line will split between the two trains, with flow control as described above. The blowers will be installed in sound enclosures. Buried piping will be stainless steel with welded connections.

4.3.3. Membrane System (MBR Reactors)

The function of the membranes is to permeate filtered water that meets the effluent BOD and TSS requirements. The preliminary membranes selected for the project are a hollow fiber ultrafiltration system with a pore size of 0.04 microns. The fibers are bundled in modules, which are then grouped into a total of 4 cassettes. There will be two MBR tanks, with each tank containing 2 cassettes.

4.3.3.1. Membrane Design

Membranes are generally sized based on the flux rate, which is measured as the flow rate through a given area of membranes. Each membrane module will be designed to have a high surface area and low flux rate. A lower flux rate extends the life of the membranes and for hollow fiber membranes, a design under 10 gallons per square foot per day is ideal where water temperatures are below 15° C.

Filtered water is drawn through the membranes with permeate pumps. These pumps will be rotary lobe pumps, with one pump per tank. Each pump will have the capacity to pump the peak hour flows, to allow for redundancy. During normal operation, sludging of the membranes can occur, which decreases performance and life of the membranes. The system uses multiple methods to reduce sludging - including backwashing, scour air, and chemical cleaning.

A backwash tank will be supplied to provide water volume for backwashing the membranes. This tank will overflow to a UV channel, thus retaining the needed volume for backwashing. The permeate pumps can then draw water from the backwash tank back through the membranes.

Scour air is provided from blowers to the bottom of the tanks to provide scouring of the membranes. The blowers will be located in a separate room and the discharge from the blowers will be piped to each tank. There will be a duty blower per tank and a standby blower, with all three blowers tied into a single header (flow meters and control valves will be provided at each tank for flow balancing).

Regular chemical cleaning is needed to keep the membranes clean and to extend the life of the membranes. Typical chemicals used are sodium hypochlorite and citric acid. A hypochlorite tote and space for acid drum will be provided along with dosing systems for each chemical. This will include chemical pumps, valves, and piping. Chemicals will be dosed into the permeate pipe and will flow into the membrane tanks when backwashing.

4.3.4. Metal Salt System

A metal salt, such as ferric chloride or alum, can be dosed into the membrane tanks for phosphorus removal. In anticipation of future stricter TP limits, a metal salt dosing system will be installed within the MBR/operations building. The metal salts chemically bind and precipitate the dissolved orthophosphate. The precipitated phosphorus will be wasted from the membrane tanks and removed from the process with the waste sludge (WAS).

4.3.5. Disinfection System

The proposed disinfection facility consists of a UV process area, located downstream of the MBR treatment processes. Both in-channel or in-pipe UV will be considered during final design. Disinfected effluent flow will be measured using a Parshall flume or in-pipe magnetic flow meter located after the UV system.

A non-potable water system (NPW) will also be provided to accommodate facility operational and maintenance requirements. The NPW intake will be downstream of the UV process.

4.3.6. Solids Handling

The solids handling process includes the waste activated sludge (WAS) holding tank. The system provides a means for the plant to waste and store sludge prior to hauling. Given the design flow rates, AQUA does not anticipate a return on investment from an on-site solids dewatering system. An aeration system will be installed in the holding tank to promote mixing and to prevent septic conditions that can produce foul odors.

4.3.7. Odor Control

The facility is located on a segregated site and is not immediately adjacent to residences. However, the design will consider both odor control and facility architecture/ aesthetics.

Odor control will be provided by enclosing the headworks in a building. The headworks are typically the source of most offensive odors at a wastewater treatment facility. Odor control measures will include covering the influent wastewater channels and providing a foul air removal system that maintains a negative pressure in the channel headspace and headworks room to reduce odors from the raw wastewater from leaving the channels. Also, the influent screens, grit chambers, and screenings and grit dumpsters will be enclosed/covered, and screenings and grit residuals contained in plastic bags or containment sleeves using a bagger assembly. This simple approach to contain screenings and grit significantly reduces fugitive headworks odors. Air from the headworks building and influent channel headspace will be treated by an adsorptive media filter or biofilter.

Foul odors from the aerobic / anoxic process basins are not expected to be significant; thus, the outdoor basins are not planned to be covered. If in the future development were to occur in close proximity to the facility, and odors became a concern, the outdoor basins could be covered, and a

supplemental odor control filter provided.

4.3.8. Aesthetics / Facility Architecture

While relatively isolated, the facility may be visible from adjacent properties. Thus, the operations/MBR and headworks building architecture will consider the company town heritage of Louviers and will be designed with an appropriate and aesthetically acceptable architecture. For the OPCC, a pre-engineered metal building was assumed.

4.3.9. Reclaimed Water System

Treated effluent will flow by gravity or pumped from the UV system to a splitter / diversion box. The effluent will flow to the former LWSD lagoon, which will be repurposed as a reclaimed water holding pond. A flowmeter will measure the volume sent to the reclaimed water system. A pump station, either located at the pond or within the MBR/operations building, will pressurize the reclaimed water distribution system throughout the service area. Chlorine may be injected into the reclaimed water holding pond and the distribution system to maintain water quality and minimize biological growth. Pond water quality management such as surface aerators will be provided.

The District may need to complete a Land Application Management Plan (LAMP) as a part of the Letter of Intent (LOI) to utilize reclaim water, as required by Regulation 84. This LAMP will demonstrate the District's ability to not only responsibly manage water resources, but also nitrogen and phosphorus by irrigating with reclaimed effluent water at agronomic rates.

4.3.10. Discharge to Plum Creek

The effluent not reclaimed for irrigation will be discharged to a permitted outfall pipe and structure to Plum Creek. The effluent flow to Plum Creek will be calculated by taking the difference of the UV effluent metered flow and the flow recorded by the reclaimed water flow meter.

4.4. DESIGN CAPACITIES

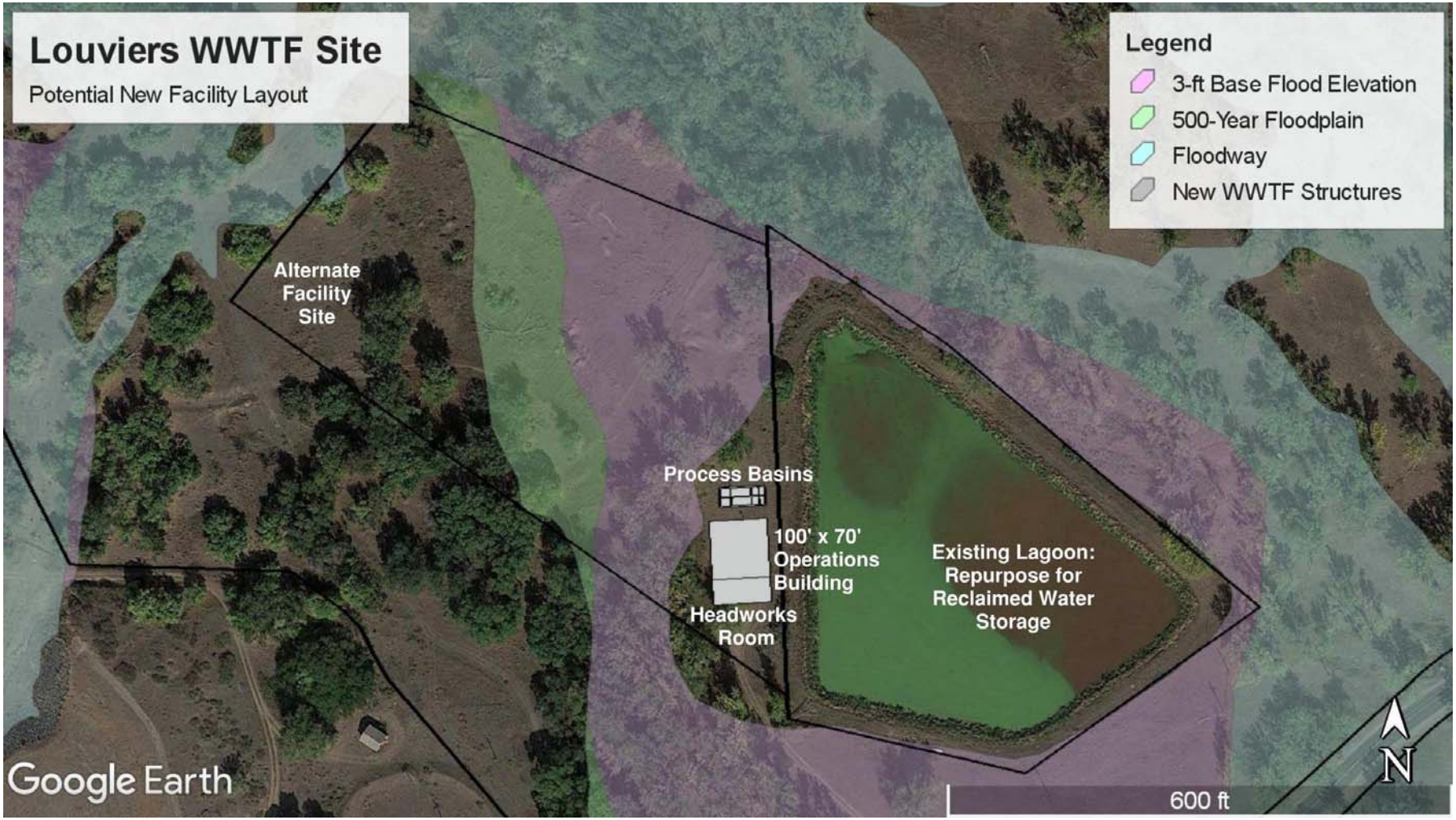
As defined in Section 3.1.5, the facility will be designed to treat the service area flow at build-out, with some added conservativism to permit expanding service to additional small regional dischargers.

4.5. FACILITY SITING

As discussed previously, the intent of this design is to reuse the existing LWSD wastewater facility site. Figure 3 is a map of the site, with a preliminary footprint for the facility shown.

The map also displays the area Flood Insurance Rate Map (FIRM) zones from the Federal Emergency Management Agency (FEMA). Much of the parcel is subject to inundation in a 100-yr or 500-yr flood. It is preferable to reuse the existing facility site in the southeast corner of the parcel, as the collection system infrastructure is already in place, but if the ultimate facility layout is incompatible with that location, the west side of the parcel can be utilized.

Figure 3. Preliminary Facility Site Layout



5. IMPLEMENTATION PLAN AND SCHEDULE

A preliminary implementation schedule for the proposed project is provided below. This schedule assumes an initiation of permitting and engineering services on September 1, 2021.

- Submit Application for Preliminary Effluent Limits — September 15, 2021
- Site Posted — December 2, 2022
- Submit Site Application & Engineering Report to Referral Agencies — January 15, 2022
- Submit Point Source Trade Application to CWA (if required) — January 15, 2022
- Site Application – Submit Complete Application to CDPHE — February 15, 2020
- CDPHE review/issue Preliminary Effluent Limits: — March 15, 2022
- CDPHE review/approve Site Application (~60 days): — May 15, 2022
- Process Design Report – Submit to CDPHE — July 1, 2022
- Process Design Report Approval by CDPHE (~60 days): — September 1, 2022
- Final Plans/Specs (streamlined/ self-cert) - Submit to CDPHE — October 1, 2022
- Start Construction of WWTF — November 1, 2022
- Complete Construction of WWTF — December 1, 2023

The most time-intensive regulatory task is state review and issuance of PELs (6 months). If the new facility is pursued, submission of a PELs application should be made as early as possible to reduce design delays.

5.1. ESTIMATED CONSTRUCTION PHASE

Facility construction is expected to start in November 2022 and end in December 2023, providing a period of 13 months for construction and commissioning.

Exhibit J
Advance and Reimbursement Agreement

REIMBURSEMENT AGREEMENT
(Operations)

THIS REIMBURSEMENT AGREEMENT ("Agreement") is made and entered into this _____ day of _____, 202__, by and between **RANGE METROPOLITAN DISTRICT NOS. 1-3**, quasi-municipal corporations and political subdivisions of the State of Colorado (collectively, the "District"), and _____, a _____ (the "Developer").

RECITALS

WHEREAS, the District is duly and validly organized as a quasi-municipal corporation and political subdivision of the State of Colorado in accordance with the provisions of Title 32, Colorado Revised Statutes; and

WHEREAS, the Developer has an interest related to property within the District's boundaries; and

WHEREAS, the District will use its best efforts to issue bonds to pay for certain capital expenditures, as contemplated in the Service Plan, as the same was approved by Douglas County; and

WHEREAS, the current financial model for the District acknowledges a deficiency in revenues expected to be generated by the District to pay costs related to the operations of the District; and

WHEREAS, the District anticipates that it will be unable to adequately fund initial administrative and operational expenses on an annual basis without financial assistance in the form of advances contemplated by this Agreement; and

WHEREAS, in order to encourage development within the boundaries of the District and to ensure the continued existence and operation of the District, the Developer anticipates providing funding to the District for the purposes of assisting with the provision of general administrative and operating functions of the District with the expectation of being reimbursed therefor; and

WHEREAS, the District intends to reimburse the Developer for the advances made to the District by the Developer on behalf of the District; and

WHEREAS, the District finds that this Agreement is in the best interests of its current and future taxpayers.

NOW, THEREFORE, for and in consideration of the premises and of the mutual representations, warranties, covenants, agreements, and undertakings set forth herein, the parties agree as follows:

COVENANTS AND AGREEMENT

1. Expenditures. As used in this Agreement, "Expenditures" means operating costs paid by the District to vendors of goods and services provided to or on behalf of the District. Expenditures also include those costs for which the Developer provides monetary advances to the District for administrative and operational expenses of the District, including but not limited to management fees, legal fees, financial consulting fees, engineering fees and general operations and maintenance costs related to the public purposes of the District.

2. Reimbursement. In consideration of advances made by the Developer to the general operating account of the District in accordance with the terms of this Agreement, the District agrees to pay reimbursements plus interest to the Developer pursuant to the terms hereof.

3. Liability. Subject to the terms of this Agreement, the obligations of the District to make the reimbursements plus interest (the "Reimbursement Obligation") arise upon the receipt of any advance of funds made by the Developer to the District, which the District's accountant shall record and track. No advance(s) shall be made until the District has advised the Developer of the amount of the requested advance(s) (the "Advance Request") and the Developer has been provided with an opportunity to review and approve the same. The District hereby agrees that all funds requested will be used for Expenditures permitted under this Agreement. Within ten (10) business days following receipt of an Advance Request, the Developer shall approve the same and cause the full amount of the Advance Request to be deposited into the general operating account of the District. If the Developer fails to approve any Advance Request made by the District, the specific reasons for such action shall be documented in writing and shall be provided to the District in accordance with section 17 hereof.

Reimbursement for advances made by the Developer to the District in each year shall include interest on the outstanding amounts due from the District to the Developer at the annual rate of eight percent (8%) simple interest beginning on the date of advance to the date of repayment. Both such date of advance and date of repayment shall be counted in the determination of the number of days for which interest is payable.

All reimbursements made by the District to the Developer shall be duly recorded in the financial records of the District. The District shall determine and document repayments of amounts due for reimbursement.

4. No Pledge of Specific Revenues or Security. No specific source of funds is pledged, and no other form of security is pledged, to the payment of the Reimbursement Obligation. No security in the form of letters of credit, bond insurance, stand-by credit agreements, or other form of credit enhancement shall be utilized by the District for the payment of, or as security for, the Reimbursement Obligation.

5. No Indebtedness or Financial Obligation. It is the intent of the District and the Developer that this Agreement shall NOT constitute a "debt" or a "multiple-fiscal year direct or indirect district debt" or other financial obligation whatsoever of the District within the meaning of the Colorado constitution or any other Colorado law and shall be subject to annual appropriation.

Nothing herein shall be construed to pledge District revenues for future years or impose obligations that would require the use of future revenues from a tax otherwise available for general purposes.

Nothing herein, however, shall prevent the Developer and the District from entering into an agreement that includes a reimbursement obligation in the future that has the effect of renewing this Agreement in substantially the same manner that a lease-purchase agreement may be renewed. The Developer has no claim or penalty against the District in the event that this Agreement is not renewed. The Developer agrees that the District has not pledged its credit to its obligations under this Agreement.

6. Termination. This Agreement shall remain in full force and effect until December 31, 2022, and shall be automatically renewed for additional one (1) year periods unless either party provides written notice to the other party at least thirty (30) days prior to December 31 of the then effective term.

7. Not Negotiable. This Agreement is not a negotiable instrument.

8. Enforcement. This Agreement shall be enforceable by either party by actions at law or in equity, and the non-breaching party shall be entitled to any and all remedies available at law or in equity, including, but not limited to, specific performance and/or damages.

9. Amendment. This Agreement is subject to amendment only by the written consent of the parties. Such amendment shall be effective as of the date the amendment is executed by the parties or such other date as the parties shall designate.

10. Severability. This Agreement is intended to be performed in accordance with and only to the extent permitted by all applicable laws, ordinances, rules, and regulations of the State of Colorado. If any provisions of this Agreement or application thereof to any person or circumstance shall for any reason and to any extent be invalid or unenforceable, the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected thereby, but rather shall be enforced to the greatest extent permitted by law.

11. Construction of Language. The language used in this Agreement and all parts thereof shall be construed as a whole according to its fair meaning, and not strictly for nor against either party, and both parties have equally participated in the preparation of this Agreement.

12. Non-Waiver. No waiver of any conditions, remedy or provision of this Agreement shall be deemed to have been made unless expressly made in writing and signed by the party against whom such a waiver is charged; and

(a) The failure of either party to insist in any one or more cases upon the performance of any of the provisions, covenants, or conditions of this Agreement or to exercise any option herein contained, shall not be construed as a waiver thereof or as a relinquishment for the future of any such provisions, covenants, conditions or options;

(b) The acceptance or performance of anything required by this Agreement to be performed with knowledge of the breach or failure of a covenant, condition or provision hereof shall not be deemed a waiver of such breach or failure; and

(c) No waiver by a party of a breach by the other party shall be construed as a waiver with respect to any other or subsequent breach.

13. Governing Law. The terms and provisions of this Agreement shall be governed by, and shall be construed in accordance with, the laws of the State of Colorado.

14. Assignment. This Agreement is personal to the Developer and District, and neither party has any right, power, or authority to assign all or part of this Agreement, or to delegate any duties or obligations arising hereunder unless both parties agree in writing to such assignment.

15. Captions and Headings. The headings throughout this Agreement are for convenience and reference only, and shall in no way be deemed to define, limit, or add to the meaning of any provision of this Agreement.

16. Integration. This Agreement embodies the entire agreement and understanding between the parties concerning the subject matter hereof and supersedes all prior agreements and understandings, if any, between the parties relating to the subject matter thereof.

17. Notices. All notices, requests, demands, consents and other communications hereunder shall be transmitted in writing and shall be deemed to have been duly given when hand delivered or sent by certified United States mail, postage prepaid, with return receipt requested, addressed to the parties as follows:

District: Range Metropolitan District Nos. 1-3
c/o Spencer Fane LLP
Attn: Russell Dykstra
1700 Lincoln Street, Suite 2000
Denver, CO 80203
Phone: 303-839-3800
Email: rdykstra@spencerfane.com

Developer: _____
_____
_____
Attn: _____
Phone: _____
Email: _____

Either party may change the address at which it receives written notice by so notifying the other party in writing in the manner provided herein.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the date first above written.

RANGE METROPOLITAN DISTRICT NOS. 1-3, quasi-municipal corporations and political subdivisions of the State of Colorado

_____
President

ATTEST:

_____
Secretary

_____,
a _____

By: _____

Name: _____

Its: _____

FACILITIES FUNDING AND ACQUISITION AGREEMENT

THIS **FACILITIES FUNDING AND ACQUISITION AGREEMENT** ("Agreement") is made and entered into to be effective as of the ___ day of _____ 202__, by and between **RANGE METROPOLITAN DISTRICT NOS. 1 - 3**, quasi-municipal corporations and political subdivisions of the State of Colorado (collectively, the "District"), and _____, a _____ (the "Developer") (collectively, the "Parties").

RECITALS

WHEREAS, Developer is the owner or developer of certain property situated in Douglas County, Colorado, that will be developed as part of a residential and commercial development (the "Property"); and

WHEREAS, in order to serve the future property owners, taxpayers, and/or residents of the Property, certain public infrastructure improvements must be acquired, constructed or installed including but not limited to water, storm sewer, sanitation and wastewater treatment, street, traffic safety protection, parks and recreation, and any other public improvements authorized by the District's Service Plan, as amended ("Improvements"); and

WHEREAS, the District does not currently have funds available for the construction and installation of the Improvements within the area to be developed by Developer; and

WHEREAS, Developer has agreed to either initially construct the Improvements to convey to the District or to initially fund the construction of the Improvements by the District; and

WHEREAS, the District and Developer have determined that for reasons of economic efficiency and timeliness it is in the best interests of the District to establish a means by which either: (1) Developer will construct or cause to have constructed by a general contractor ("Contractor") the Improvements which the District will acquire after they have been completed; or (2) Developer will initially fund the construction and installation of the Improvements by the District subject to reimbursement as provided herein; and

WHEREAS, the District's Service Plan authorizes the issuance of general obligation bonds in sufficient amounts to pay for all or a portion of the Improvements; and

WHEREAS, the District and Developer desire to set forth the procedures for the reimbursement of the costs related to the Improvements.

NOW, THEREFORE, in consideration of the foregoing and the respective agreements of the Parties contained herein, the Parties agree as follows:

COVENANTS AND AGREEMENTS

1. Improvements. Improvements constructed by Developer pursuant to the terms of this Agreement shall be eligible for acquisition by the District upon compliance by Developer with

the requirements of Section 2. Developer shall give notice to the District of its intent to either construct the Improvements pursuant to the provisions of Section 2 of this Agreement or advance the funds for the District to construct the Improvements pursuant to Section 3 of this Agreement.

2. Construction of Improvements. Developer agrees to design, construct, and complete the Improvements in full conformance with the design standards and specifications as established and in use by Douglas County, and any other applicable entities having jurisdiction ("Governmental Entities") pursuant to the provisions of this Agreement. The District will retain an independent, professional engineer licensed in the State of Colorado ("Engineer") to review the Improvements to determine if the Improvements are approved for reimbursement in accordance with the provisions of this Agreement.

A. Cost Verification Procedures. Developer agrees to advance funds to the District to allow the District to make reasonable verification of the costs and suitability of Improvements to be acquired by the District from Developer. One of the two following procedures shall be used to verify the costs of the Improvements:

(i) Prior to awarding a construction contract for any Improvements, Developer shall obtain a minimum of three (3) written bids for the Improvements. Developer shall provide the District with copies of all bids received for the Improvements prior to awarding the contract(s). In the event Developer determines that the lowest responsible bidder is not the lowest bidder on a contract, Developer shall provide documentation justifying the use of the contractor selected to the District prior to awarding the contract; or

(ii) Prior to requesting that the District acquire any Improvements pursuant to this Agreement, Developer shall obtain a certification of the Engineer that the costs for the design, construction and completion of the Improvements are reasonable and comparable for similar projects as constructed in the Denver Metropolitan Area, and complies with the requirements of Section 2.B.

B. Improvements Acquisition. Subject to the receipt of funding pursuant to Section 4 herein, the District agrees to make payment to Developer for all costs related to the Improvements, including but not limited to, organizational costs, all costs of design, testing, engineering, construction, and related consultant fees, plus simple interest thereon to be accrued at the rate of eight percent (8%) from the date of expenditure through the date of repayment. Prior to the District acquiring the Improvements, the Engineer shall certify that the costs for the design, construction, and completion of the Improvements are reasonable and comparable for similar projects as constructed in the Denver Metropolitan Area. The Engineer, in the Engineer's sole professional discretion, may request documents and information as the Engineer deems necessary and appropriate ("Certification Documents") from the Developer to determine if the costs of the Improvements shall be so certified.

The Developer shall only have an obligation to provide the Certification Documents to the Engineer and shall not have a contractual obligation to provide any other documents beyond the Certification Documents actually provided to the Engineer. The purpose of the Certification Documents is to allow the Engineer to examine and certify the costs of the Improvements. By

entering into this Agreement, the District has not directed or assigned to the Developer any obligation to have care, custody, or control of any District documents.

C. Dedication of Improvements. Improvements shall be dedicated as set forth in the District's Service Plan, as required with agreements with the Governmental Entities, or as otherwise directed by the District.

D. Warranty Requirements. All of the Improvements shall have at least a one (1) year warranty (or longer if required by the Governmental Entities) from the date of substantial completion of the completed Improvements and if requested by the District, a security mechanism in form approved by the District to secure the warranty if the District accepts such Improvements prior to the expiration of the warranty.

3. Construction by District/Advances from Developer. As an alternative to Developer's construction of and the District's subsequent acquisition of the Improvements in accordance with Section 2 hereof, at Developer's election, and upon notification to the District and subject to funding pursuant to Section 4, the District may construct all or a portion of the Improvements and acquire related real property interests. If Developer requests the District to construct the Improvements it shall do so subject to prior receipt of funding from Developer and compliance with notice, budget and all requirements for bidding of public improvements. In the event Developer elects to have the District construct the Improvements, the District and Developer acknowledge that until the District has moneys available to fund costs related to the construction of the Improvements, Developer will advance funds to the District to undertake the design, testing, engineering, construction, related consultant fees and construction management of the Improvements ("Construction Related Expenses"). The District shall submit a certified statement to Developer of the Construction Related Expenses based on the bids it receives, and prepared by its engineer. Developer agrees to advance funds to the District up to the amount of the certified Construction Related Expenses (the "Maximum Advance Amount"). Developer acknowledges that the District will be entering into contracts with engineers, architects, surveyors, accountants, managers, attorneys and others in reliance upon Developer's commitments herein to provide funding up to the Maximum Advance Amount. The District shall provide Developer written notice if an advance is required to cover Construction Related Expenses. Developer shall provide the requested advance, subject to the Maximum Advance Amount, within fifteen (15) business days of receipt of notice requesting such advance ("Developer Advance"). Failure of Developer to provide the Developer Advance shall be a default under this Agreement and the District may cease construction until the Developer Advance is made. In the event the cost of the Improvements exceeds the Maximum Advance Amount and the Developer will not advance sufficient funds to complete the Improvements, the District shall have no further responsibility to continue construction. Developer hereby agrees to indemnify the District against any damages caused by the Developer's failure to provide a requested Developer Advance.

A. Construction Contracts. The District agrees that it will enter into contracts for construction of the Improvements with the lowest responsible bidder, which contracts are incorporated herein by this reference ("Contracts"). References to the Contracts herein shall refer to the Contracts as may be constituted or modified by the parties thereto and shall refer to both singular and plural.

B. Construction. The District agrees to design, construct, and complete the Improvements in full conformance with the design standards and specifications as established and in use by the District and other Governmental Entities pursuant to the provisions of this Agreement and if applicable, approved by a professional engineer licensed in the State of Colorado.

C. Accounting. Within forty-five (45) days of final payment on any Contract awarded pursuant to this Agreement, the District shall conduct an accounting of the funds received pursuant to this Agreement. In the event Developer Advances deposited hereunder exceed the actual costs and expenses incurred for the Improvements, the District shall within thirty (30) days of such accounting refund such excess amounts to Developer or shall apply the remaining amounts to the unpaid balance of any other Contract.

4. Reimbursement. The Parties agree that no payment shall be required of the District for Improvements constructed and/or acquired under Section 2 hereof or for Developer Advances pursuant to Section 3 hereof unless and until the District issues bonds ("Bonds") or other appropriate legally available instruments. The Bonds or other instrument(s) may be secured by the collection of fees the District imposes, general property tax revenues of the District, or other available revenue the District receives. The Developer acknowledges that the limit of the District's reimbursement obligation under this Agreement shall be the amount of Bond proceeds or other revenues that can be obtained through collection of fees, property taxes or other revenues of the District, subject to the limitations of the Service Plan and applicable laws. Developer understands and agrees that any Bonds or other instrument shall comply with state statutes and regulations for registration or exemption. In the event the District is unable to reimburse Developer for Developer Advances or the acquisition of Improvements within thirty (30) years of the date of the advancement, any amount of principal and accrued interest outstanding at such time shall be deemed to be forever discharged and satisfied in full. *It is hereby agreed and acknowledged that this Agreement evidences an intent to reimburse Developer hereunder, but this Agreement shall not constitute a debt or indebtedness of the District within the meaning of any constitutional or statutory provision, nor shall it constitute a multiple fiscal year financial obligation, and the making of any reimbursement hereunder shall be at all times subject to annual appropriation by the District in its absolute discretion.*

A. Payment. Until such time as the District issues Bonds, payments made by the District to Developer shall be credited as follows: first against accrued and unpaid interest on Developer Advances; second against the principal amount due on Developer Advances; third against accrued and unpaid interest on the acquisition of Improvements; and finally against the principal amount due for acquisition of Improvements. Once Bonds or other reimbursement instruments are issued to the Developer, the terms contained therein will control and supersede this Agreement for amounts that have been reimbursed thereby.

B. Financial Capability of District. The District may cause to be prepared a financial plan that provides an example of how the District may finance some or all of the Improvements and for reimbursing the Developer. Any such financial plan is based on assumptions provided by the Developer and others and there are no guarantees that the projections are accurate or that the District will have the ability to issue bonds in the amounts or in the timeframes described in the Service Plan.

5. Representations.

A. Developer Representations. Developer hereby represents and warrants to and for the benefit of the District:

(i) That it has the full power and legal authority to enter into this Agreement; and

(ii) Neither the execution and delivery of this Agreement nor the compliance by Developer with any of its terms, covenants, or conditions is or shall become a default under any other agreement or contract to which Developer is a party or by which Developer is or may be bound; and

(iii) Developer has taken or performed all requisite acts or actions which may be required by the organizational or operational documents to confirm its authority to execute, deliver and perform each of its obligations under this Agreement.

These representations and warranties are made as of the date hereof and shall be deemed continually made by Developer to the District for the entire term of this Agreement.

B. District Representations. The District hereby represents and warrants to and for the benefit of the Developer:

(i) That it has the full power and legal authority to enter into this Agreement; and

(ii) To the best of the District's knowledge, neither the execution and delivery of this Agreement nor the compliance by the District with any of its terms, covenants, or conditions is or shall become a default under any other agreement or contract to which the District is a party or by which the District is or may be bound; and

(iii) To the best of the District's knowledge, the District has taken or performed all requisite acts or actions which may be required by the organizational or operational documents to confirm its authority to execute, deliver and perform each of its obligations under this Agreement.

These representations and warranties are made as of the date hereof and shall be deemed continually made by the District to the Developer for the entire term of this Agreement.

6. Term. The term of this Agreement shall extend from the date hereof through and including December 31, 2051, unless terminated earlier by the mutual written agreement of the Parties.

7. Notices. All notices, demands, requests or other communications to be sent by one party to the other hereunder or required by law shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via Federal Express or other nationally recognized overnight air courier service, via facsimile with

a hard copy immediately following thereafter by United States mail, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the District: Range Metropolitan District Nos. 1 - 3
c/o Spencer Fane LLP
1700 Lincoln Street, Suite 2000
Denver, CO 80203
Attention: Russell W. Dykstra
Phone: (303) 839-3845
Fax: (303) 839-3838
Email: rdykstra@spencerfane.com

To the Developer: _____
_____
_____
Attn: _____
Phone: _____
Email: _____

All notices, demands, requests or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with Federal Express or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other party hereto at least ten (10) days written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

8. Assignment. Developer shall not assign any of its rights nor delegate any of its duties hereunder to any person or entity without having first obtained the prior written consent of the District, which may approve or reject such assignment in its sole and absolute discretion. Any purported assignment or delegation in violation of the provisions hereof shall be void and ineffectual.

9. Default/Remedies. In the event of a breach or default of this Agreement by either party, the non-defaulting party shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants or conditions hereof, the prevailing party in such proceeding shall obtain as part of its judgment or award its reasonable attorneys' fees. Failure by Developer to provide Developer Advances as required hereunder shall be a default subject to immediate termination of this Agreement by the District.

10. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado, and any proceedings shall take place in the County wherein the District is located, and not elsewhere.

11. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

12. Integration. This Agreement constitutes the entire agreement between the Parties with respect to the matters addressed herein. All prior discussions and negotiations regarding the subject matter hereof are merged herein.

13. Parties Interested Herein. Nothing expressed or implied in this Agreement is intended or shall be construed to confer upon, or to give to, any person other than the District and Developer any right, remedy, or claim under or by reason of this Agreement or any covenants, terms, conditions, or provisions thereof, and all the covenants, terms, conditions, and provisions in this Agreement by and on behalf of the District and Developer shall be for the sole and exclusive benefit of the District and Developer.

14. Severability. If any covenant, term, condition, or provision under this Agreement shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of such covenant, term, condition, or provision shall not affect any other provision contained herein, the intention being that such provisions are severable.

15. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall constitute an original and all of which shall constitute one and the same document.

16. Conditions Precedent. The performance by Developer of its obligations set forth herein shall constitute conditions precedent to the performance of the obligations of the District as set forth herein.

17. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

IN WITNESS WHEREOF, the Parties have executed this Facilities Funding and Acquisition Agreement as of the day and year first set forth above.

[Signature page follows.]

"DISTRICT"

RANGE METROPOLITAN DISTRICT NOS. 1 - 3, quasi-municipal corporations and political subdivisions of the State of Colorado

By: _____
President

Attest:

_____
Secretary

"DEVELOPER"

_____,
a _____

By: _____

Name: _____

Its: _____

EXHIBIT A

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS that _____, hereinafter referred to as "Grantor," for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, paid by Range Metropolitan District No. ___, hereinafter referred to as the "District," a quasi-municipal corporation and political subdivision of the State of Colorado, whose address is c/o Spencer Fane LLP, 1700 Lincoln Street, Suite 2000, Denver, Colorado 80203, organized and existing under the laws of the State of Colorado, Douglas County, has bargained and sold, and by these presents, does grant and convey unto the District, its successors and assigns, all of its right, title and interest in the improvements as described below and shown on Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the same unto the District, its successors and assigns forever; and Grantor, its successors and assigns, shall warrant and defend the sale of said property, improvements, services and facilities made unto the District, its successors or assigns, against all and every person or persons whomsoever, and warrants that the conveyance of the property, improvements, services and facilities to the District, its successors or assigns, is made free from any claim or demand whatever.

IN WITNESS WHEREOF, Grantor, by and through its authorized representatives, hereby executes this Bill of Sale and sets it seal as of this ____ day of _____, 20__.

GRANTOR

_____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 20__, by_____, as _____ of_____.

Witness my hand and official seal.

My commission expires: _____

_____
Notary Public

Exhibit K
Intergovernmental Agreements

Exhibit L
Annual Report Requirements

The Districts shall be responsible for submitting an annual report to the County no later than August 1 of each year. The annual report shall conform to the following format:

Range Metropolitan District Nos. 1-3

Year ANNUAL REPORT

(For Activities Completed in _Year_, and With Information About Prospective Years)

I. District Description - General Information
   a. Board members, officers' titles, and terms
   b. Changes in board membership in past year
   c. Name and address for official District contact
   d. Elections held in the past year and their purpose

II. Boundary changes for the report year and proposed changes for the coming year

III. List of intergovernmental agreements (existing or proposed) and a brief description of each detailing the financial and service arrangements
   a. Contracts for operations, debt, and other contractual obligations with sub-districts or operating and taxing districts
   b. Reimbursement agreements with developers and/or builders for advances to fund capital costs and administrative/operational and maintenance costs of the District

IV. Service Plan
   a. List and description of services authorized in Service Plan
   b. List and description of facilities authorized in Service Plan
   c. List and description of any extraterritorial services, facilities, and agreements

V. Development Progress

a. Indicate the estimated year of build-out, as set forth in the Service Plan
b. List the services provided with the date service began compared to the date authorized by the Service Plan
c. List changes made to the Service Plan, including when the change was authorized, when it was implemented or is expected to be implemented
d. List facilities to be acquired or constructed or leased back as set forth in the Service Plan and compare the date of completion or operation with the date authorized by the Service Plan
e. List facilities not completed. Indicate the reason for incompletion and provide a revised schedule, if any
f. List facilities currently under construction with the percentage complete and an anticipated date of completion
g. Indicate the population of the District for the previous five (5) years and provide population projections for the next five (5) years
h. List the planned number of housing units by type and the number of commercial and industrial properties with respective square footage and anticipated dates of completion/operation. Compare the completed units and completed commercial and industrial properties to the amount planned in the Service Plan.
i. List any enterprises created by and/or operated by or on behalf of the District, and summarize the purpose of each

VI. Financial Plan and Financial Activities

a. Provide a copy of the audit or exemption from the audit for the reporting year.
b. Provide a copy of the budget, showing the reporting and previous years.
c. Show revenues and expenditures of the District for the previous five (5) years and provide projections for the next five (5) years. Include any non-District or non-governmental financial support. Include and list individually all fees, rates, tolls, etc., with a summary of the purpose of each. Show other miscellaneous tax revenue, such as specific ownership taxes.

For the same period, show actual and projected mill levies by purpose (showing mill levies for each individual general obligation, revenue-based obligation, or contractual obligation).

d. List all debt that has been issued, including all individual issuances with a schedule of service until the debt is retired
e. List individually all authorized but unissued debt, including the purpose, ballot issue letter designation and election date, and amounts authorized and unissued
f. List the total amount of debt issued and outstanding as of the date of the annual report and compare to the maximum authorized debt level as set forth in the Service Plan.
g. Enterprises of the District
    i. Include revenues of the enterprise, showing both direct support from the District and all other sources
    ii. Include expenses of the enterprise, showing both direct payments to the District and all other obligations
h. Detail contractual obligations
    i. Describe the type of obligation, current year dollar amount, and any changes in the payment schedule, e.g. balloon payments.
    ii. Report any inability of the District to pay current obligations that are due within the current budget year
    iii. Describe any District financial obligations in default
i. Actual and Assessed Valuation History
    i. Report the annual actual and assessed valuation for the current year and for each of seven (7) years prior to current year
    ii. For each year, compare the certified assessed value with the Service Plan estimate for that year. If Service Plan estimates are not available, indicate the same and report the certified value.

j. Mill Levy History
    i. Report the annual mill levy for the current year and for each of the seven (7) years prior to current year. Break the mill levies out by purpose (e.g., debt issuance and operations and maintenance)
    ii. For each year, compare the actual mill levy with the Service Plan estimate for that year. If Service Plan estimates are not available, indicate the same and report the actual mill levies.

k. Miscellaneous Taxes History
    i. Report the annual miscellaneous tax revenue for the current year and for each of the seven (7) years prior to the current year. Break the tax revenue out by purpose (e.g., general operations, revenue-based obligations, debt by issue, contractual obligations, other)
    ii. For each year, compare the actual miscellaneous tax revenue with the Service Plan estimate for that year (if provided in Plan). If the Service Plan estimates are not available, indicate the same and report the actual taxes.

l. Estimated Assessed Valuation of District at 100% Build-Out
    i. Provide an updated estimate and compare this with the Service Plan estimate.

m. Estimated Amount of Additional General Obligation Debt to be Issued by the District between the End of Current Year and 100% Build-Out.
    i. Provide an updated estimate based on current events. Do not include refunding bonds.

Exhibit M
District Court Decree

Ref #2023021934, Date: 5/24/2023 9:48 AM, Pages: 1 of 29 ,RECORDING $153.00
Electronically Recorded Douglas County, CO. Sheri Davis, Clerk and Recorder

COMBINED COURT
STATE OF COLORADO } ss
Douglas County
CERTIFIED to be a full, true and correct copy of the original in my custody.
MAY 17 2023
DATE FILED: May 16, 2023 4:23 PM
ANDREA K. TRUETT
Clerk of the Combined Court
By _____ Deputy
Page 1 of 29

DISTRICT COURT, DOUGLAS COUNTY, COLORADO 4000 Justice Way, Suite 2009 Castle Rock, CO 80109	
IN RE THE ORGANIZATION OF RANGE METROPOLITAN DISTRICT NO. 1	▲ COURT USE ONLY ▲
By the Court	Case Number: 2023CV30282 Division: 6

FINDINGS, ORDER AND DECREE TO CREATE DISTRICT

THIS MATTER coming for consideration by the Court, and it appearing that the election, held on the 2nd day of May, 2023, at which there was submitted the matter of the organization of Range Metropolitan District No. 1 (the "District"), Douglas County, State of Colorado, the election of Directors for such District, the questions necessary to implement the provisions of Section 20 of Article X of the Colorado Constitution, the question necessary to implement the provisions of Section 11 of Article XVIII of the Colorado Constitution as applied to the new special district, and other ballot questions, was duly held by the judges of election appointed as specified in the Order of the Court entered on the 1st day of May, 2023;

AND IT FURTHER appearing that the required Notice of Organizational Election was duly published in compliance with the aforementioned Order in the *Douglas County News Press*, a newspaper of general circulation in the proposed District, by publication as defined in Section 32-1-103(15), 1-5-207(2), and 1-13.5-502(2)(a), C.R.S., as shown in the Publisher's Affidavit on file in this proceeding, and further that written notice was duly posted at the office of the Designated Election Official at least twenty days prior to the election and until two days after the election, all in compliance with law, and the Order of this Court; and that all of said ballots were cast at said election by eligible electors of the proposed District who were registered to vote pursuant to the Uniform Election Code of 1992 (parts 1 to 13.5 of Title 1, C.R.S.), as amended, and who either had been residents of the proposed District for not less than thirty (30) days, or who or whose spouse own taxable real or personal property situated within the boundaries of the proposed District, whether said person resides within the proposed District or not, or who or whose spouse is obligated to pay taxes under a contract to purchase taxable property within the boundaries of the proposed District.

That the votes cast for Director of the District to serve until the first regular election following organization were as follows (numeric and spelled out):

THERE WERE NO CANDIDATES FOR THIS OFFICE.

That the votes cast for Director of the District to service until the second regular election following organization were as follows (numeric and spelled out):

CANDIDATE FOR DIRECTOR	NUMBERS OF VOTES CAST	
	Numeric	Spelled Out
Josh Brgoch	3	Three
Thomas Clark	3	Three
Bryan Horan	3	Three

That the votes cast for and against the ballot issues and questions submitted were as follows (numeric and spelled out):

BALLOT ISSUE A
(Operations Tax Increase – Unlimited Mill Levy)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $10,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S OPERATIONS, MAINTENANCE, AND OTHER EXPENSES: SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE DISTRICT'S OPERATIONS, MAINTENANCE, AND OTHER EXPENSES; AND SHALL THE PROCEEDS OF SUCH TAXES AND INVESTMENT INCOME THEREON BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE IN 2023 AND IN EACH YEAR THEREAFTER, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR SECTION 29-1-301, COLORADO REVISED STATUTES, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE A	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE B
(Operations and Maintenance – Fees)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $10,000,000 ANNUALLY OR SUCH LESSER AMOUNT AS NECESSARY TO PAY THE DISTRICT'S ADMINISTRATION, COVENANT ENFORCEMENT, DESIGN REVIEW, AND OPERATIONS AND MAINTENANCE EXPENSES, BY THE IMPOSITION OF A FEE OR FEES IMPOSED, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION TO PAY SUCH EXPENSES AND SHALL THE PROCEEDS OF SUCH FEES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2023 AND IN EACH FISCAL YEAR THEREAFTER FOR AS LONG AS THE DISTRICT CONTINUES IN EXISTENCE, SUCH AUTHORIZATION TO CONSTITUTE A VOTER-APPROVED REVENUE CHANGE WHICH MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED IN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

BALLOT ISSUE B	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE C
(Capital Costs – Ad Valorem Taxes)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $10,000,000 ANNUALLY AND BY THE SAME AMOUNT RAISED ANNUALLY THEREAFTER PLUS INFLATION AND LOCAL GROWTH; SUCH TAX INCREASE TO BE IN ADDITION TO ANY OTHER TAXES OF THE DISTRICT AND TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY WITHIN THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE FUNDING OF CAPITAL COSTS AND OTHER OBLIGATIONS, AUTHORIZED BY THE SERVICE PLAN, AND AS OTHERWISE AUTHORIZED UNDER APPLICABLE LAW; AND SHALL THE PROCEEDS OF SUCH TAXES AND INVESTMENT INCOME THEREON BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE IN 2023 AND IN EACH YEAR THEREAFTER, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY

BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE C	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE D
(Sales Tax)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $10,000,000 ANNUALLY IN 2023 AND BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER BY THE IMPOSITION OF A SALES TAX OF NO MORE THAN 3% (AS DETERMINED BY THE BOARD OF DIRECTORS) FOR THE PURPOSES SET FORTH IN SECTION 32-1-1106 C.R.S. AS AMENDED FROM TIME TO TIME AND ANY OTHER DISTRICT EXPENSES APPROVED BY LAW; SUCH SALES TAX TO BE IN ADDITION TO ANY OTHER TAXES LEVIED BY THE DISTRICT; AND SHALL THE DISTRICT BE AUTHORIZED TO COLLECT, RETAIN AND SPEND THE PROCEEDS OF SUCH SALES TAX AND INVESTMENT INCOME THEREON AS A VOTER-APPROVED REVENUE CHANGE IN FISCAL YEAR 2023 AND IN EACH FISCAL YEAR THEREAFTER, UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION AND ANY OTHER LAW WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, INCLUDING ANY FUTURE AMENDMENTS TO ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION IMPOSING TAX CUTS, OR SECTION 29-1-301, C.R.S., AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE D	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE E
(Revenue Debt Question)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED $100,000,000 , WITH A REPAYMENT COST OF $200,000,000, SUCH DEBT TO CONSIST OF BONDS OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT,

WATER, SANITATION, STREETS, TRAFFIC AND SAFETY, PARKS AND RECREATION, TRANSPORTATION, TELEVISION RELAY AND TRANSLATION, MOSQUITO CONTROL, SECURITY, BUSINESS RECRUITMENT, FIRE PROTECTION, OPERATIONS AND MAINTENANCE, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING THE REVENUES DERIVED FROM THE OPERATION OF ANY OF THE DISTRICT'S FACILITIES OR PROPERTIES; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND ALL REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE E	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE F
(Special Assessment Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY $100,000,000 WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $200,000,000 ANNUALLY OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE AFOREMENTIONED DEBT, BY IMPOSING SPECIAL ASSESSMENTS UPON PROPERTY IN THE DISTRICT, WHICH ASSESSMENTS ARE SUBJECT TO PREPAYMENT AT THE OPTION OF THE PROPERTY OWNER, SUCH DEBT TO CONSIST OF SPECIAL ASSESSMENT BONDS OR OTHER FINANCIAL OBLIGATIONS BEARING INTEREST AT A NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM; SUCH SPECIAL ASSESSMENT BONDS OR OTHER FINANCIAL OBLIGATIONS TO BE ISSUED TO PAY THE COSTS OF PROVIDING CERTAIN PUBLIC IMPROVEMENTS FOR SUCH DISTRICT, TO BE REPAID FROM THE PROCEEDS OF SPECIAL ASSESSMENTS TO BE IMPOSED UPON THE PROPERTY INCLUDED WITHIN SUCH DISTRICT; SUCH TAXES TO CONSIST OF THE AFOREMENTIONED SPECIAL ASSESSMENTS IMPOSED UPON THE PROPERTY FOR THE DISTRICT BENEFITED BY THE PUBLIC IMPROVEMENTS; AND SHALL THE PROCEEDS OF SUCH BONDS OR OTHER FINANCIAL OBLIGATIONS AND

THE PROCEEDS OF SUCH ASSESSMENTS, AND INVESTMENT INCOME THEREON CONSTITUTE VOTER-APPROVED REVENUE CHANGES AND BE COLLECTED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2023 AND IN EACH FISCAL YEAR THEREAFTER WITHOUT REGARD TO ANY EXPENDITURE, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE F	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE G
(Water Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING BUT NOT LIMITED TO CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A COMPLETE POTABLE AND NON-POTABLE WATER SUPPLY, STORAGE, TRANSMISSION, AND DISTRIBUTION SYSTEM, INCLUDING TRANSMISSION LINES, DISTRIBUTION MAINS AND LATERALS, IRRIGATION FACILITIES, AND PUMPING FACILITIES, WELLS, WATER TREATMENT, HYDRANTS, WATER RIGHTS, AND STORAGE FACILITIES, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM

PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE G	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE H
(Sanitation Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A COMPLETE SANITARY SEWAGE COLLECTION AND TRANSMISSION SYSTEM, INCLUDING BUT NOT LIMITED TO COLLECTION MAINS AND LATERALS, TRANSMISSION LINES, LIFT STATIONS, TREATMENT FACILITIES, STORM SEWER, FLOOD, AND SURFACE DRAINAGE FACILITIES AND SYSTEMS, AND DETENTION AND RETENTION PONDS, SOLID WASTE DISPOSAL FACILITIES AND SERVICES, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO

THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE H	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE I
(Streets Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, STREET IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, CURBS, GUTTERS, CULVERTS, OTHER DRAINAGE FACILITIES, SIDEWALKS, BRIDGES, PARKING FACILITIES,

PAVING, LIGHTING, GRADING, LANDSCAPING, TRAILS, BIKE PATHS AND PEDESTRIAN WAYS, PEDESTRIAN PASSES, TUNNELS, BRIDGES, OVERPASSES, UNDERPASSES, INTERCHANGES, MEDIAN ISLANDS, IRRIGATION, PARKING FACILITIES, UNDERGROUNDING OF PUBLIC UTILITIES, PUBLIC ART, AND OTHER STREET IMPROVEMENTS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE I	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE J
(Traffic and Safety Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING, BUT NOT LIMITED TO, CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SYSTEM OF TRAFFIC AND SAFETY CONTROLS AND DEVICES ON STREETS AND HIGHWAYS AND AT RAILROAD CROSSINGS, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNALS, ACCESS GATES AND ENTRY MONUMENTATION, DRIVER INFORMATION AND DIRECTIONAL ASSISTANCE SIGNS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE J	NUMBER OF VOTES CAST	
	Numeric	Spelled Out

YES	3	Three
NO	0	Zero

BALLOT ISSUE K
(Parks and Recreation Debt)
SHALL RANGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, PARKS AND RECREATIONAL FACILITIES, IMPROVEMENTS, AND PROGRAMS, INCLUDING BUT NOT LIMITED TO PARKS, BIKE PATHS AND PEDESTRIAN WAYS, SPORTS FACILITIES, OPEN SPACE, LANDSCAPING, CULTURAL FACILITIES, COMMUNITY RECREATION CENTERS, MASONRY OR OTHER TYPES OF FENCING, MONUMENTATION, SIGNAGE, PUBLIC FOUNTAINS AND SCULPTURE, PUBLIC ART, GARDENS, PICNIC AREAS, PARK SHELTERS, SWIMMING POOL FACILITIES, CLUBHOUSE AND MEETING FACILITIES, LAKES AND PONDS OR OTHER WATER FEATURES, OUTDOOR LIGHTING OF ALL TYPES, IRRIGATION, DRAINAGE IMPROVEMENTS, WATER BODIES, IRRIGATION FACILITIES, AND OTHER ACTIVE AND PASSIVE RECREATION FACILITIES AND PROGRAMS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY

OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE K	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE L
(Transportation Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SYSTEM TO TRANSPORT THE PUBLIC BY BUS, RAIL, OR ANY OTHER MEANS OF CONVEYANCE, OR ANY COMBINATION THEREOF, INCLUDING BUT NOT LIMITED TO PUBLIC TRANSPORTATION SYSTEM IMPROVEMENTS, TRANSPORTATION EQUIPMENT, PARK AND RIDE FACILITIES, PUBLIC PARKING LOTS, STRUCTURES, ROOFS, COVERS, AND FACILITIES, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE

PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE L	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	2	Two
NO	0	Zero

BALLOT ISSUE M
(Television Relay Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, TELEVISION RELAY AND TRANSLATION SYSTEM IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO EQUIPMENT, FACILITIES, AND STRUCTURES, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR

WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE M	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE N
(Mosquito Control Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, FACILITIES, PROPERTIES, AND EQUIPMENT FOR THE ELIMINATION AND CONTROL OF MOSQUITOES AND OTHER PESTS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE

PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE N	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE O
(Security Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT; SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, REVENUE BONDS OR OTHER MULTIPLE FISCAL YEAR FINANCIAL OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE

PROVIDING, WITHIN THE BOUNDARIES OF THE DISTRICT, SECURITY SERVICES AND IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, PERIMETER AND INTERIOR SECURITY PATROLS, CONSTRUCTION OF SAFETY BARRIERS OR SIMILAR PROTECTIVE MEASURES, ACQUISITION OF SECURITY EQUIPMENT, PROTECTION OF DISTRICT PROPERTY FROM UNLAWFUL DAMAGE OR DESTRUCTION, FENCES, LIGHTING, AND OTHER SECURITY IMPROVEMENTS WHICH MAY BE NECESSARY FOR THE ORDERLY CONDUCT OF DISTRICT AFFAIRS AND FOR PROTECTION OF THE HEALTH, SAFETY, AND WELFARE OF THE DISTRICT RESIDENTS, TAXPAYERS, OFFICERS, AND EMPLOYEES, INCLUSIVE OF THE GENERAL PUBLIC, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, INCLUDING CONSTRUCTION MANAGEMENT SERVICES RELATED THERETO, OR FOR THE PURPOSE OF REFUNDING OBLIGATIONS ISSUED FOR SUCH PURPOSES, WHETHER OR NOT SUCH REFUNDING OBLIGATIONS ARE ISSUED AT A LOWER RATE, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT; SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE SOLD AT A PRICE ABOVE, BELOW OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM,AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, TO BE PAYABLE FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY OR SPECIAL ASSESSMENTS IMPOSED ON ALL TAXABLE PROPERTY WITHIN THE DISTRICT, WITHOUT LIMITATION AS TO RATE, EXCEPT AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, PROVIDED THAT SUCH MILL LEVY MAY BE ADJUSTED TO ACCOUNT FOR CHANGES IN LAW OR THE METHOD BY WHICH ASSESSED VALUATIONS ARE CALCULATED, INCLUDING A CHANGE IN THE PERCENTAGE OF ACTUAL VALUATION USED TO DETERMINE ASSESSED VALUATION, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND, IN CONNECTION THEREWITH, AS A VOTER-APPROVED REVENUE CHANGE, SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY AND ALL OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE O	NUMBER OF VOTES CAST	
	Numeric	Spelled Out

YES	3	Three
NO	0	Zero

BALLOT ISSUE P
(Business Recruitment Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, BUSINESS RECRUITMENT, MANAGEMENT AND DEVELOPMENT TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY

BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE P	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE Q
(Fire Protection Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, FIRE PROTECTION AND AMBULANCE AND EMERGENCY MEDICAL AND RESCUE SERVICES FACILITIES AND IMPROVEMENTS, AND DIVING AND GRAPPLING STATIONS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS

A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE Q	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE R
(Reimbursement Agreements)

(Operations and Maintenance Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING ALL OR PART OF THE COSTS OF OPERATING, MAINTAINING, OR OTHERWISE PROVIDING SYSTEMS, OPERATIONS, MANAGEMENT SERVICES CONTRACTS, AND ADMINISTRATION TO CARRY OUT THE OBJECTS AND PURPOSES FOR WHICH THE DISTRICT WAS ORGANIZED, TOGETHER WITH ALL NECESSARY, INCIDENTAL AND APPURTENANT PROPERTIES, FACILITIES, EQUIPMENT, PERSONNEL, CONTRACTORS, CONSULTANTS, AND COSTS AND ALL LAND, EASEMENTS, AND APPURTENANCES NECESSARY OR APPROPRIATE IN CONNECTION THEREWITH, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE

OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE R	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE S
(Refunding)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED $200,000,000, WITH A REPAYMENT COST OF $400,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $400,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS ISSUED OR INCURRED FOR THE PURPOSE OF REFUNDING, PAYING, OR DEFEASING, IN WHOLE OR IN PART, BONDS, NOTES, OR OTHER FINANCIAL OBLIGATIONS OF THE DISTRICT; SUCH DEBT TO BEAR INTEREST AT A RATE TO BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE THE SAME AS OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, BUT NOT IN EXCESS OF 18% PER ANNUM; SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE PAID FROM ANY LEGALLY

AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE S	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE T
(Reimbursement Agreements as Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PROVIDE FOR THE PAYMENT OF SUCH DISTRICT DEBT; SUCH DEBT TO CONSIST OF A REIMBURSEMENT AGREEMENT WITH ONE OR MORE PRIVATE OR GOVERNMENTAL ENTITIES WHICH CONTRACT WILL CONSTITUTE A MULTIPLE FISCAL YEAR FINANCIAL OBLIGATION AND WHICH WILL OBLIGATE THE DISTRICT TO PAY THE COSTS OF REIMBURSEMENT TO SUCH ENTITY OR ENTITIES FOR ADVANCES MADE TO AND COSTS INCURRED ON BEHALF OF THE DISTRICT FOR THE PURPOSES OF ACQUIRING, CONSTRUCTING, OR OTHERWISE PROVIDING, AND THE COSTS OF OPERATING AND MAINTAINING, CERTAIN WATER, STREET, TRAFFIC AND SAFETY, TELEVISION RELAY AND TRANSLATION, TRANSPORTATION, PARK AND RECREATION, FIRE PROTECTION, MOSQUITO CONTROL, SANITATION, AND SECURITY FACILITIES AND IMPROVEMENTS AND THE PROVISION OF COVENANT ENFORCEMENT, INCLUDING ADMINISTRATIVE COSTS OF THE DISTRICT, ALL AS MAY BE PROVIDED IN SUCH CONTRACT; SUCH CONTRACTUAL OBLIGATIONS TO BE WITHOUT LIMIT AS TO TERM; SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM,

SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT; SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING GRANTS AND THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIFIC OWNERSHIP TAXES OF THE DISTRICT PURSUANT TO PLEDGE AGREEMENTS OR INTERGOVERNMENTAL AGREEMENTS, PUBLIC IMPROVEMENT FEES, OR OTHER FEES RECEIVED OR IMPOSED ON PROPERTY WITHIN THE DISTRICT AND ANY REVENUE DERIVED FROM THE OPERATION OF ANY OF THE DISTRICT FACILITIES OR PROPERTIES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY WITHIN THE DISTRICT, WITHOUT LIMITATION AS TO RATE, EXCEPT AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, PROVIDED THAT SUCH MILL LEVY MAY BE ADJUSTED TO ACCOUNT FOR CHANGES IN LAW OR THE METHOD BY WHICH ASSESSED VALUATIONS ARE CALCULATED, INCLUDING A CHANGE IN THE PERCENTAGE OF ACTUAL VALUATION USED TO DETERMINE ASSESSED VALUATION, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND, IN CONNECTION THEREWITH, AS A VOTER-APPROVED REVENUE CHANGE, SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY AND ALL OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE T	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE U
(Dc-TABOR)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND THE FULL AMOUNT OF ALL TAXES, TAX INCREMENT REVENUES, TAP FEES, PARK FEES, FACILITY FEES, SERVICE CHARGES, INSPECTION CHARGES, ADMINISTRATIVE CHARGES, GRANTS OR ANY OTHER FEE, RATE, TOLL, PENALTY, OR CHARGE AUTHORIZED BY LAW OR CONTRACT TO BE IMPOSED, COLLECTED OR RECEIVED BY THE DISTRICT DURING 2023AND EACH FISCAL YEAR THEREAFTER, SUCH

AMOUNTS TO CONSTITUTE A VOTER APPROVED REVENUE CHANGE AND BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE RAISING, OR OTHER LIMITATION CONTAINED IN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., IN ANY SUBSEQUENT YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

BALLOT ISSUE U	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE V
(TABOR non-ad valorem tax revenues)
SHALL RANGE METROPOLITAN DISTRICT NO. 1 BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND ANY AND ALL AMOUNTS ANNUALLY FROM ANY REVENUE SOURCES WHATSOEVER OTHER THAN AD VALOREM TAXES, INCLUDING BUT NOT LIMITED TO TAP FEES, FACILITY FEES, SERVICE CHARGES, INSPECTION CHARGES, ADMINISTRATIVE CHARGES, GRANTS, OR ANY OTHER FEE, RATE, TOLL, PENALTY, INCOME, OR CHARGE IMPOSED, COLLECTED, OR AUTHORIZED BY LAW OR CONTRACT TO BE IMPOSED, COLLECTED AND RECEIVED BY THE DISTRICT, DURING 2023 AND EACH FISCAL YEAR THEREAFTER, AND SHALL SUCH REVENUES BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE V	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE W
(Mortgage)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 BE AUTHORIZED TO ISSUE, CREATE, EXECUTE, AND DELIVER MORTGAGES, LIENS, AND OTHER ENCUMBRANCES ON DISTRICT REAL AND PERSONAL PROPERTY, WHETHER NOW OWNED OR HEREAFTER ACQUIRED, AND INCLUDING WATER AND WATER RIGHTS, SUCH ENCUMBRANCES TO BE IN THE TOTAL PRINCIPAL AMOUNT OF NOT MORE THAN $100,000,000, PLUS INTEREST THEREON AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM,

ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS TO BE NECESSARY OR APPROPRIATE IN CONNECTION WITH THE ISSUANCE OF BONDS, NOTES, CONTRACTS, OR OTHER FINANCIAL OBLIGATIONS OF THE DISTRICT; SUCH ENCUMBRANCES TO BE CREATED FOR THE PURPOSE OF PROVIDING ADDITIONAL SECURITY FOR DISTRICT FINANCIAL OBLIGATIONS, AND TO BE CREATED AT ONE TIME OR FROM TIME TO TIME; SUCH MORTGAGES, LIENS, OR OTHER ENCUMBRANCES TO ENTITLE THE OWNER OR BENEFICIARY THEREOF TO FORECLOSE UPON AND TAKE TITLE TO AND POSSESSION OF THE DISTRICT PROPERTY SO ENCUMBERED, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE SUCH COVENANTS REGARDING THE USE OF THE ENCUMBERED PROPERTY AND OTHER MATTERS ARISING UNDER THE ENCUMBRANCE, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT?

BALLOT ISSUE W	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE X
(Mortgage)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 BE AUTHORIZED TO ISSUE, CREATE, EXECUTE, AND DELIVER MORTGAGES, LIENS, AND OTHER ENCUMBRANCES ON DISTRICT REAL AND PERSONAL PROPERTY, WHETHER NOW OWNED OR HEREAFTER ACQUIRED, AND INCLUDING WATER AND WATER RIGHTS, SUCH ENCUMBRANCES TO BE IN THE TOTAL PRINCIPAL AMOUNT OF NOT MORE THAN $100,000,000, PLUS INTEREST THEREON AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS TO BE NECESSARY OR APPROPRIATE IN CONNECTION WITH THE ISSUANCE OF BONDS, NOTES, CONTRACTS, OR OTHER FINANCIAL OBLIGATIONS OF THE DISTRICT; SUCH ENCUMBRANCES TO BE CREATED FOR THE PURPOSE OF PROVIDING ADDITIONAL SECURITY FOR DISTRICT FINANCIAL OBLIGATIONS, AND TO BE CREATED AT ONE TIME OR FROM TIME TO TIME; SUCH MORTGAGES, LIENS, OR OTHER ENCUMBRANCES TO ENTITLE THE OWNER OR BENEFICIARY THEREOF TO FORECLOSE UPON AND TAKE TITLE TO AND POSSESSION OF THE DISTRICT PROPERTY SO ENCUMBERED, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE SUCH COVENANTS REGARDING THE USE OF THE ENCUMBERED PROPERTY AND OTHER MATTERS ARISING UNDER THE ENCUMBRANCE, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT?

BALLOT ISSUE X	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three

NO	0	Zero

BALLOT ISSUE Y
(Mortgage)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 BE AUTHORIZED TO ISSUE, CREATE, EXECUTE, AND DELIVER MORTGAGES, LIENS, AND OTHER ENCUMBRANCES ON DISTRICT REAL AND PERSONAL PROPERTY, WHETHER NOW OWNED OR HEREAFTER ACQUIRED, AND INCLUDING WATER AND WATER RIGHTS, SUCH ENCUMBRANCES TO BE IN THE TOTAL PRINCIPAL AMOUNT OF NOT MORE THAN $100,000,000, PLUS INTEREST THEREON AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS TO BE NECESSARY OR APPROPRIATE IN CONNECTION WITH THE ISSUANCE OF BONDS, NOTES, CONTRACTS, OR OTHER FINANCIAL OBLIGATIONS OF THE DISTRICT; SUCH ENCUMBRANCES TO BE CREATED FOR THE PURPOSE OF PROVIDING ADDITIONAL SECURITY FOR DISTRICT FINANCIAL OBLIGATIONS, AND TO BE CREATED AT ONE TIME OR FROM TIME TO TIME; SUCH MORTGAGES, LIENS, OR OTHER ENCUMBRANCES TO ENTITLE THE OWNER OR BENEFICIARY THEREOF TO FORECLOSE UPON AND TAKE TITLE TO AND POSSESSION OF THE DISTRICT PROPERTY SO ENCUMBERED, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE SUCH COVENANTS REGARDING THE USE OF THE ENCUMBERED PROPERTY AND OTHER MATTERS ARISING UNDER THE ENCUMBRANCE, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT?

BALLOT ISSUE Y	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE Z
(Master IGA and Private Parties)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 BE AUTHORIZED TO ENTER INTO ONE OR MORE CONTRACTS WITH PRIVATE PARTIES, OR ONE OR MORE INTERGOVERNMENTAL AGREEMENTS WITH THE STATE OR ANY POLITICAL SUBDIVISIONS OF THE STATE FOR THE PURPOSE OF JOINTLY FINANCING THE COSTS OF ANY PUBLIC IMPROVEMENTS, FACILITIES, SYSTEMS, PROGRAMS, OR PROJECTS WHICH THE DISTRICT MAY LAWFULLY PROVIDE, OR FOR THE PURPOSE OF PROVIDING FOR THE OPERATIONS AND MAINTENANCE OF THE DISTRICT AND ITS FACILITIES AND PROPERTIES, WHICH AGREEMENT MAY CONSTITUTE A DEBT OR INDEBTEDNESS AND A MULTIPLE-FISCAL YEAR OBLIGATION OF THE DISTRICT TO THE EXTENT PROVIDED THEREIN AND OTHERWISE AUTHORIZED BY LAW, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE COVENANTS REGARDING THE ESTABLISHMENT AND USE OF AD VALOREM TAXES, RATES, FEES, TOLLS, PENALTIES, AND OTHER CHARGES OR REVENUES OF THE DISTRICT, AND COVENANTS, REPRESENTATIONS, AND

WARRANTIES AS TO OTHER MATTERS ARISING UNDER THE AGREEMENTS, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT?

BALLOT ISSUE Z	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT QUESTION AA
(Organize District)

Shall Range Metropolitan District No. 1 be organized as a Special District pursuant to Article 1 of Title 32, C.R.S.?

BALLOT QUESTION AA	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT QUESTION BB
(Term Limits Elimination)

Shall members of the Board of Directors of Range Metropolitan District No. 1 be authorized to serve without limitation on their terms of office pursuant to the right granted to the voters of the District in Article XVIII, Section 11 of the Colorado Constitution to lengthen, shorten, or eliminate the limitations on the terms of office imposed by such Section?

BALLOT QUESTION BB	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT QUESTION CC
(Transportation Authorization)

Shall Range Metropolitan District No. 1 be authorized to exercise the power to establish, maintain, and operate a system to transport the public by bus, rail, or any other means of conveyance, or any combination thereof, and may the District contract to undertake such activities?

BALLOT QUESTION CC	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT QUESTION DD
(Cable Television Authorization)

Shall Range Metropolitan District No. 1 be allowed to engage, offer to engage or contract with a private provider to engage in the provision of cable television service, telecommunications service, or advanced service to subscribers within the District's service area, as such services are defined in Article 27 of Title 29, C.R.S.?

BALLOT QUESTION DD	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

AND IT FURTHER appearing that the election was held in accordance with Articles 1 to 13.5 of Title 1, C.R.S. (the Uniform Election Code of 1992, as amended), Article 1 of Title 32, C.R.S. (the Special District Act), the Election Rules of the Colorado Secretary of State, Section 20 of Article X of the Colorado Constitution, and other relevant law;

AND IT FURTHER appearing that all of the provisions of law, and more particularly all of the requirements of Title 32, Article 1, Part 3, Colorado Revised Statutes, as amended, have been complied with, met and performed, in the organization of the District;

AND the Court being fully advised in the premises, hereby FINDS, ORDERS AND DECREES that:

The District has been duly and regularly organized and shall be known as "Range Metropolitan District No. 1", Douglas County, State of Colorado. The organization of the "Range Metropolitan District No. 1" shall be effective as of the date of this Order as set forth below.

Said District shall be a quasi-municipal corporation and political subdivision of the State of Colorado with all the powers thereof. The facilities, services, programs, and financial arrangements of the District shall conform as far as practicable to the approved Service Plan and Resolution of the Douglas County Board of County Commissioners, approving the Service Plan for Range Metropolitan District Nos. 1-3 (the "Service Plan"). The approved Service Plan and Resolution of Approval required by Title 32, Article 1, Part 2, Colorado Revised Statutes, as amended, previously filed in the within action shall be and the same are hereby incorporated by reference in this Order, and may be amended in the future as provided by law.

In accordance with Section 32-1-305.5(5), C.R.S., and under the authority of the Clerk of the Court, the Designated Election Official shall provide a certificate of election to the directors elected.

The Court finds that the ballot questions and ballot issues set forth above passed.

The members of the Board of Directors of the District and their lawful successors shall hereafter take such actions and proceedings as are necessary for the governance of the District as the needs of the District require.

The District shall have and exercise, through its Board of Directors and officers, all of the powers and authorities conferred upon special districts under and by virtue of the provisions of Article 1, Title 32, C.R.S., and all laws relating thereto, and all powers and authorities as may hereafter be conferred by law, except as limited by the Service Plan.

The District shall consist of approximately 400 acres. All of the Property is located entirely within Douglas County, Colorado, more particularly described as provided in **Exhibit A**, attached hereto and incorporated herein by reference.

DONE IN COURT this 16th day of May, 2023.

BY THE COURT:

District Court Judge

EXHIBIT A
LEGAL DESCRIPTION

LEGAL DESCRIPTION

PER TITLE COMMITMENT NO. 100-N0027009-020-SB1, AMENDMENT NO. 2, PREPARED BY FIDELITY NATIONAL TITLE, NATIONAL COMMERCIAL SERVICES, WITH AN EFFECTIVE DATE OF SEPTEMBER 8, 2020 (NO TIME SPECIFIED)

THE SOUTH 1660.89 FEET OF THE EAST 1/2 SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THE WEST 1/2 WEST 1/2 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THE EAST 1/2 NORTHEAST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 LYING EAST OF U.S. HIGHWAY 85, ALL IN SECTION
3, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPTING THEREFROM THE PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION STATE OF COLORADO IN WARRANTY DEED RECORDED MARCH 25, 2016 AT RECEPTION NO. 2016017644,
COUNTY OF DOUGLAS, STATE OF COLORADO.

Ref #2023021936, Date: 5/24/2023 9:55 AM, Pages: 1 of 26 ,RECORDING $138.00
Electronically Recorded Douglas County, CO. Sheri Davis, Clerk and Recorder

COMBINED COURT
STATE OF COLORADO } ss
Douglas County.
CERTIFIED to be a full, true and correct copy of the original in my custody.
DATE FILED: May 16, 2023 4:21 PM
MAY 17 2023
ANDREA K. TRUETT
Clerk of the Combined Court
By _____ Deputy

Page 1 of 2

DISTRICT COURT, DOUGLAS COUNTY, COLORADO 4000 Justice Way, Suite 2009 Castle Rock, CO 80109	
IN RE THE ORGANIZATION OF RANGE METROPOLITAN DISTRICT NO. 2	▲ COURT USE ONLY ▲
By the Court	Case Number: 2023CV30283 Division: 6

FINDINGS, ORDER AND DECREE TO CREATE DISTRICT

THIS MATTER coming for consideration by the Court, and it appearing that the election, held on the 2nd day of May, 2023, at which there was submitted the matter of the organization of Range Metropolitan District No. 2 (the "District"), Douglas County, State of Colorado, the election of Directors for such District, the questions necessary to implement the provisions of Section 20 of Article X of the Colorado Constitution, the question necessary to implement the provisions of Section 11 of Article XVIII of the Colorado Constitution as applied to the new special district, and other ballot questions, was duly held by the judges of election appointed as specified in the Order of the Court entered on the 1st day of May, 2023;

AND IT FURTHER appearing that the required Notice of Organizational Election was duly published in compliance with the aforementioned Order in the *Douglas County News Press*, a newspaper of general circulation in the proposed District, by publication as defined in Section 32-1-103(15), 1-5-207(2), and 1-13.5-502(2)(a), C.R.S., as shown in the Publisher's Affidavit on file in this proceeding, and further that written notice was duly posted at the office of the Designated Election Official at least twenty days prior to the election and until two days after the election, all in compliance with law, and the Order of this Court; and that all of said ballots were cast at said election by eligible electors of the proposed District who were registered to vote pursuant to the Uniform Election Code of 1992 (parts 1 to 13.5 of Title 1, C.R.S.), as amended, and who either had been residents of the proposed District for not less than thirty (30) days, or who or whose spouse own taxable real or personal property situated within the boundaries of the proposed District, whether said person resides within the proposed District or not, or who or whose spouse is obligated to pay taxes under a contract to purchase taxable property within the boundaries of the proposed District.

That the votes cast for Director of the District to serve until the first regular election following organization were as follows (numeric and spelled out):

THERE WERE NO CANDIDATES FOR THIS OFFICE.

That the votes cast for Director of the District to service until the second regular election following organization were as follows (numeric and spelled out):

CANDIDATE FOR DIRECTOR	NUMBERS OF VOTES CAST	
	Numeric	Spelled Out
Josh Brgoch	3	Three
Thomas Clark	3	Three
Bryan Horan	3	Three

That the votes cast for and against the ballot issues and questions submitted were as follows (numeric and spelled out):

BALLOT ISSUE A
(Operations Tax Increase – Unlimited Mill Levy)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED $10,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S OPERATIONS, MAINTENANCE, AND OTHER EXPENSES: SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE DISTRICT'S OPERATIONS, MAINTENANCE, AND OTHER EXPENSES; AND SHALL THE PROCEEDS OF SUCH TAXES AND INVESTMENT INCOME THEREON BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE IN 2023 AND IN EACH YEAR THEREAFTER, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR SECTION 29-1-301, COLORADO REVISED STATUTES, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE A	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE B
(Operations and Maintenance – Fees)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED $10,000,000 ANNUALLY OR SUCH LESSER AMOUNT AS NECESSARY TO PAY THE DISTRICT'S ADMINISTRATION, COVENANT

ENFORCEMENT, DESIGN REVIEW, AND OPERATIONS AND MAINTENANCE EXPENSES, BY THE IMPOSITION OF A FEE OR FEES IMPOSED, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION TO PAY SUCH EXPENSES AND SHALL THE PROCEEDS OF SUCH FEES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2023 AND IN EACH FISCAL YEAR THEREAFTER FOR AS LONG AS THE DISTRICT CONTINUES IN EXISTENCE, SUCH AUTHORIZATION TO CONSTITUTE A VOTER-APPROVED REVENUE CHANGE WHICH MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED IN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

BALLOT ISSUE B	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE C
(Capital Costs – Ad Valorem Taxes)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED $10,000,000 ANNUALLY AND BY THE SAME AMOUNT RAISED ANNUALLY THEREAFTER PLUS INFLATION AND LOCAL GROWTH; SUCH TAX INCREASE TO BE IN ADDITION TO ANY OTHER TAXES OF THE DISTRICT AND TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY WITHIN THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE FUNDING OF CAPITAL COSTS AND OTHER OBLIGATIONS, AUTHORIZED BY THE SERVICE PLAN, AND AS OTHERWISE AUTHORIZED UNDER APPLICABLE LAW; AND SHALL THE PROCEEDS OF SUCH TAXES AND INVESTMENT INCOME THEREON BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE IN 2023 AND IN EACH YEAR THEREAFTER, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE C	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE D
(Sales Tax)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED $10,000,000 ANNUALLY IN 2023 AND BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER BY THE IMPOSITION OF A SALES TAX OF NO MORE THAN 3% (AS DETERMINED BY THE BOARD OF DIRECTORS) FOR THE PURPOSES SET FORTH IN SECTION 32-1-1106 C.R.S. AS AMENDED FROM TIME TO TIME AND ANY OTHER DISTRICT EXPENSES APPROVED BY LAW; SUCH SALES TAX TO BE IN ADDITION TO ANY OTHER TAXES LEVIED BY THE DISTRICT; AND SHALL THE DISTRICT BE AUTHORIZED TO COLLECT, RETAIN AND SPEND THE PROCEEDS OF SUCH SALES TAX AND INVESTMENT INCOME THEREON AS A VOTER-APPROVED REVENUE CHANGE IN FISCAL YEAR 2023 AND IN EACH FISCAL YEAR THEREAFTER, UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION AND ANY OTHER LAW WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, INCLUDING ANY FUTURE AMENDMENTS TO ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION IMPOSING TAX CUTS, OR SECTION 29-1-301, C.R.S., AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE D	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE E
(Revenue Debt Question)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED $100,000,000 , WITH A REPAYMENT COST OF $200,000,000, SUCH DEBT TO CONSIST OF BONDS OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, WATER, SANITATION, STREETS, TRAFFIC AND SAFETY, PARKS AND RECREATION, TRANSPORTATION, TELEVISION RELAY AND TRANSLATION, MOSQUITO CONTROL, SECURITY, BUSINESS RECRUITMENT, FIRE PROTECTION, OPERATIONS AND MAINTENANCE, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING THE REVENUES DERIVED FROM THE OPERATION OF ANY OF THE DISTRICT'S FACILITIES OR PROPERTIES; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND ALL REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE WITHOUT

REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE E	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE F
(Special Assessment Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED BY $100,000,000 WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED $200,000,000 ANNUALLY OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE AFOREMENTIONED DEBT, BY IMPOSING SPECIAL ASSESSMENTS UPON PROPERTY IN THE DISTRICT, WHICH ASSESSMENTS ARE SUBJECT TO PREPAYMENT AT THE OPTION OF THE PROPERTY OWNER, SUCH DEBT TO CONSIST OF SPECIAL ASSESSMENT BONDS OR OTHER FINANCIAL OBLIGATIONS BEARING INTEREST AT A NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM; SUCH SPECIAL ASSESSMENT BONDS OR OTHER FINANCIAL OBLIGATIONS TO BE ISSUED TO PAY THE COSTS OF PROVIDING CERTAIN PUBLIC IMPROVEMENTS FOR SUCH DISTRICT, TO BE REPAID FROM THE PROCEEDS OF SPECIAL ASSESSMENTS TO BE IMPOSED UPON THE PROPERTY INCLUDED WITHIN SUCH DISTRICT; SUCH TAXES TO CONSIST OF THE AFOREMENTIONED SPECIAL ASSESSMENTS IMPOSED UPON THE PROPERTY FOR THE DISTRICT BENEFITED BY THE PUBLIC IMPROVEMENTS; AND SHALL THE PROCEEDS OF SUCH BONDS OR OTHER FINANCIAL OBLIGATIONS AND THE PROCEEDS OF SUCH ASSESSMENTS, AND INVESTMENT INCOME THEREON CONSTITUTE VOTER-APPROVED REVENUE CHANGES AND BE COLLECTED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2023 AND IN EACH FISCAL YEAR THEREAFTER WITHOUT REGARD TO ANY EXPENDITURE, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE F	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE G
(Water Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT

BONDS, OR OTHER OBLIGATIONS, INCLUDING BUT NOT LIMITED TO CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A COMPLETE POTABLE AND NON-POTABLE WATER SUPPLY, STORAGE, TRANSMISSION, AND DISTRIBUTION SYSTEM, INCLUDING TRANSMISSION LINES, DISTRIBUTION MAINS AND LATERALS, IRRIGATION FACILITIES, AND PUMPING FACILITIES, WELLS, WATER TREATMENT, HYDRANTS, WATER RIGHTS, AND STORAGE FACILITIES, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE G	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE H
(Sanitation Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE

DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A COMPLETE SANITARY SEWAGE COLLECTION AND TRANSMISSION SYSTEM, INCLUDING BUT NOT LIMITED TO COLLECTION MAINS AND LATERALS, TRANSMISSION LINES, LIFT STATIONS, TREATMENT FACILITIES, STORM SEWER, FLOOD, AND SURFACE DRAINAGE FACILITIES AND SYSTEMS, AND DETENTION AND RETENTION PONDS, SOLID WASTE DISPOSAL FACILITIES AND SERVICES, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE H	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE I
(Streets Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED

$200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, STREET IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, CURBS, GUTTERS, CULVERTS, OTHER DRAINAGE FACILITIES, SIDEWALKS, BRIDGES, PARKING FACILITIES, PAVING, LIGHTING, GRADING, LANDSCAPING, TRAILS, BIKE PATHS AND PEDESTRIAN WAYS, PEDESTRIAN PASSES, TUNNELS, BRIDGES, OVERPASSES, UNDERPASSES, INTERCHANGES, MEDIAN ISLANDS, IRRIGATION, PARKING FACILITIES, UNDERGROUNDING OF PUBLIC UTILITIES, PUBLIC ART, AND OTHER STREET IMPROVEMENTS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE I	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE J
(Traffic and Safety Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING, BUT NOT LIMITED TO, CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SYSTEM OF TRAFFIC AND SAFETY CONTROLS AND DEVICES ON STREETS AND HIGHWAYS AND AT RAILROAD CROSSINGS, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNALS, ACCESS GATES AND ENTRY MONUMENTATION, DRIVER INFORMATION AND DIRECTIONAL ASSISTANCE SIGNS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE J	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE K

(Parks and Recreation Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED

$200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, PARKS AND RECREATIONAL FACILITIES, IMPROVEMENTS, AND PROGRAMS, INCLUDING BUT NOT LIMITED TO PARKS, BIKE PATHS AND PEDESTRIAN WAYS, SPORTS FACILITIES, OPEN SPACE, LANDSCAPING, CULTURAL FACILITIES, COMMUNITY RECREATION CENTERS, MASONRY OR OTHER TYPES OF FENCING, MONUMENTATION, SIGNAGE, PUBLIC FOUNTAINS AND SCULPTURE, PUBLIC ART, GARDENS, PICNIC AREAS, PARK SHELTERS, SWIMMING POOL FACILITIES, CLUBHOUSE AND MEETING FACILITIES, LAKES AND PONDS OR OTHER WATER FEATURES, OUTDOOR LIGHTING OF ALL TYPES, IRRIGATION, DRAINAGE IMPROVEMENTS, WATER BODIES, IRRIGATION FACILITIES, AND OTHER ACTIVE AND PASSIVE RECREATION FACILITIES AND PROGRAMS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE K	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE L

(Transportation Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SYSTEM TO TRANSPORT THE PUBLIC BY BUS, RAIL, OR ANY OTHER MEANS OF CONVEYANCE, OR ANY COMBINATION THEREOF, INCLUDING BUT NOT LIMITED TO PUBLIC TRANSPORTATION SYSTEM IMPROVEMENTS, TRANSPORTATION EQUIPMENT, PARK AND RIDE FACILITIES, PUBLIC PARKING LOTS, STRUCTURES, ROOFS, COVERS, AND FACILITIES, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE L	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE M
(Television Relay Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, TELEVISION RELAY AND TRANSLATION SYSTEM IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO EQUIPMENT, FACILITIES, AND STRUCTURES, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE M	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE N
(Mosquito Control Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED

$200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, FACILITIES, PROPERTIES, AND EQUIPMENT FOR THE ELIMINATION AND CONTROL OF MOSQUITOES AND OTHER PESTS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE N	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE O
(Security Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT; SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, REVENUE BONDS OR OTHER MULTIPLE FISCAL YEAR FINANCIAL OBLIGATIONS, INCLUDING

CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN THE BOUNDARIES OF THE DISTRICT, SECURITY SERVICES AND IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, PERIMETER AND INTERIOR SECURITY PATROLS, CONSTRUCTION OF SAFETY BARRIERS OR SIMILAR PROTECTIVE MEASURES, ACQUISITION OF SECURITY EQUIPMENT, PROTECTION OF DISTRICT PROPERTY FROM UNLAWFUL DAMAGE OR DESTRUCTION, FENCES, LIGHTING, AND OTHER SECURITY IMPROVEMENTS WHICH MAY BE NECESSARY FOR THE ORDERLY CONDUCT OF DISTRICT AFFAIRS AND FOR PROTECTION OF THE HEALTH, SAFETY, AND WELFARE OF THE DISTRICT RESIDENTS, TAXPAYERS, OFFICERS, AND EMPLOYEES, INCLUSIVE OF THE GENERAL PUBLIC, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, INCLUDING CONSTRUCTION MANAGEMENT SERVICES RELATED THERETO, OR FOR THE PURPOSE OF REFUNDING OBLIGATIONS ISSUED FOR SUCH PURPOSES, WHETHER OR NOT SUCH REFUNDING OBLIGATIONS ARE ISSUED AT A LOWER RATE, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT; SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE SOLD AT A PRICE ABOVE, BELOW OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM,AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, TO BE PAYABLE FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY OR SPECIAL ASSESSMENTS IMPOSED ON ALL TAXABLE PROPERTY WITHIN THE DISTRICT, WITHOUT LIMITATION AS TO RATE, EXCEPT AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, PROVIDED THAT SUCH MILL LEVY MAY BE ADJUSTED TO ACCOUNT FOR CHANGES IN LAW OR THE METHOD BY WHICH ASSESSED VALUATIONS ARE CALCULATED, INCLUDING A CHANGE IN THE PERCENTAGE OF ACTUAL VALUATION USED TO DETERMINE ASSESSED VALUATION, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND, IN CONNECTION THEREWITH, AS A VOTER-APPROVED REVENUE CHANGE, SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY AND ALL OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE O	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE P

(Business Recruitment Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, BUSINESS RECRUITMENT, MANAGEMENT AND DEVELOPMENT TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE P	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	2	Two
NO	0	Zero

BALLOT ISSUE Q
(Fire Protection Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED

$200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, FIRE PROTECTION AND AMBULANCE AND EMERGENCY MEDICAL AND RESCUE SERVICES FACILITIES AND IMPROVEMENTS, AND DIVING AND GRAPPLING STATIONS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE Q	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE R
(Reimbursement Agreements)

(Operations and Maintenance Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED

$200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING ALL OR PART OF THE COSTS OF OPERATING, MAINTAINING, OR OTHERWISE PROVIDING SYSTEMS, OPERATIONS, MANAGEMENT SERVICES CONTRACTS, AND ADMINISTRATION TO CARRY OUT THE OBJECTS AND PURPOSES FOR WHICH THE DISTRICT WAS ORGANIZED, TOGETHER WITH ALL NECESSARY, INCIDENTAL AND APPURTENANT PROPERTIES, FACILITIES, EQUIPMENT, PERSONNEL, CONTRACTORS, CONSULTANTS, AND COSTS AND ALL LAND, EASEMENTS, AND APPURTENANCES NECESSARY OR APPROPRIATE IN CONNECTION THEREWITH, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE R	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE S
(Refunding)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED $200,000,000, WITH A REPAYMENT COST OF $400,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED $400,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL

ASSESSMENT BONDS, OR OTHER OBLIGATIONS ISSUED OR INCURRED FOR THE PURPOSE OF REFUNDING, PAYING, OR DEFEASING, IN WHOLE OR IN PART, BONDS, NOTES, OR OTHER FINANCIAL OBLIGATIONS OF THE DISTRICT; SUCH DEBT TO BEAR INTEREST AT A RATE TO BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE THE SAME AS OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, BUT NOT IN EXCESS OF 18% PER ANNUM; SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE S	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE T
(Reimbursement Agreements as Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PROVIDE FOR THE PAYMENT OF SUCH DISTRICT DEBT; SUCH DEBT TO CONSIST OF A REIMBURSEMENT AGREEMENT WITH ONE OR MORE PRIVATE OR GOVERNMENTAL ENTITIES WHICH CONTRACT WILL CONSTITUTE A MULTIPLE FISCAL YEAR FINANCIAL OBLIGATION AND WHICH WILL OBLIGATE THE DISTRICT TO PAY THE COSTS OF REIMBURSEMENT TO SUCH ENTITY OR ENTITIES FOR ADVANCES MADE TO AND COSTS INCURRED ON BEHALF OF THE DISTRICT FOR THE PURPOSES OF ACQUIRING, CONSTRUCTING, OR OTHERWISE PROVIDING, AND THE COSTS OF OPERATING AND MAINTAINING, CERTAIN WATER, STREET, TRAFFIC AND SAFETY, TELEVISION RELAY AND TRANSLATION, TRANSPORTATION, PARK AND RECREATION, FIRE PROTECTION, MOSQUITO CONTROL, SANITATION, AND SECURITY FACILITIES AND IMPROVEMENTS AND THE PROVISION OF COVENANT ENFORCEMENT, INCLUDING ADMINISTRATIVE COSTS OF THE DISTRICT, ALL AS MAY BE PROVIDED IN SUCH

CONTRACT; SUCH CONTRACTUAL OBLIGATIONS TO BE WITHOUT LIMIT AS TO TERM; SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT; SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING GRANTS AND THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIFIC OWNERSHIP TAXES OF THE DISTRICT PURSUANT TO PLEDGE AGREEMENTS OR INTERGOVERNMENTAL AGREEMENTS, PUBLIC IMPROVEMENT FEES, OR OTHER FEES RECEIVED OR IMPOSED ON PROPERTY WITHIN THE DISTRICT AND ANY REVENUE DERIVED FROM THE OPERATION OF ANY OF THE DISTRICT FACILITIES OR PROPERTIES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY WITHIN THE DISTRICT, WITHOUT LIMITATION AS TO RATE, EXCEPT AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, PROVIDED THAT SUCH MILL LEVY MAY BE ADJUSTED TO ACCOUNT FOR CHANGES IN LAW OR THE METHOD BY WHICH ASSESSED VALUATIONS ARE CALCULATED, INCLUDING A CHANGE IN THE PERCENTAGE OF ACTUAL VALUATION USED TO DETERMINE ASSESSED VALUATION, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND, IN CONNECTION THEREWITH, AS A VOTER-APPROVED REVENUE CHANGE, SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY AND ALL OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE T	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE U
(De-TABOR)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND THE FULL AMOUNT OF ALL TAXES, TAX INCREMENT REVENUES, TAP FEES, PARK FEES, FACILITY FEES, SERVICE CHARGES, INSPECTION CHARGES, ADMINISTRATIVE CHARGES, GRANTS OR ANY OTHER FEE, RATE, TOLL, PENALTY, OR CHARGE AUTHORIZED BY LAW OR CONTRACT TO BE IMPOSED, COLLECTED OR RECEIVED BY THE DISTRICT DURING 2023AND EACH FISCAL YEAR THEREAFTER, SUCH AMOUNTS TO CONSTITUTE A VOTER APPROVED REVENUE CHANGE AND BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE RAISING, OR OTHER LIMITATION CONTAINED IN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., IN ANY SUBSEQUENT YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR

EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

BALLOT ISSUE U	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE V
(TABOR non-ad valorem tax revenues)
SHALL RANGE METROPOLITAN DISTRICT NO. 2 BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND ANY AND ALL AMOUNTS ANNUALLY FROM ANY REVENUE SOURCES WHATSOEVER OTHER THAN AD VALOREM TAXES, INCLUDING BUT NOT LIMITED TO TAP FEES, FACILITY FEES, SERVICE CHARGES, INSPECTION CHARGES, ADMINISTRATIVE CHARGES, GRANTS, OR ANY OTHER FEE, RATE, TOLL, PENALTY, INCOME, OR CHARGE IMPOSED, COLLECTED, OR AUTHORIZED BY LAW OR CONTRACT TO BE IMPOSED, COLLECTED AND RECEIVED BY THE DISTRICT, DURING 2023 AND EACH FISCAL YEAR THEREAFTER, AND SHALL SUCH REVENUES BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE V	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE W
(Mortgage)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 BE AUTHORIZED TO ISSUE, CREATE, EXECUTE, AND DELIVER MORTGAGES, LIENS, AND OTHER ENCUMBRANCES ON DISTRICT REAL AND PERSONAL PROPERTY, WHETHER NOW OWNED OR HEREAFTER ACQUIRED, AND INCLUDING WATER AND WATER RIGHTS, SUCH ENCUMBRANCES TO BE IN THE TOTAL PRINCIPAL AMOUNT OF NOT MORE THAN $100,000,000, PLUS INTEREST THEREON AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS TO BE NECESSARY OR APPROPRIATE IN CONNECTION WITH THE ISSUANCE OF BONDS, NOTES, CONTRACTS, OR OTHER FINANCIAL OBLIGATIONS OF THE DISTRICT; SUCH ENCUMBRANCES TO BE CREATED FOR THE PURPOSE OF PROVIDING ADDITIONAL SECURITY FOR DISTRICT FINANCIAL OBLIGATIONS, AND TO BE CREATED AT ONE TIME OR FROM TIME TO TIME; SUCH MORTGAGES, LIENS, OR OTHER ENCUMBRANCES TO ENTITLE THE OWNER OR BENEFICIARY THEREOF TO FORECLOSE UPON AND TAKE TITLE TO AND POSSESSION OF THE DISTRICT PROPERTY SO ENCUMBERED, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE SUCH COVENANTS REGARDING THE USE OF THE ENCUMBERED PROPERTY AND OTHER MATTERS ARISING UNDER THE ENCUMBRANCE, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT?

BALLOT ISSUE W	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE X
(Mortgage)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 BE AUTHORIZED TO ISSUE, CREATE, EXECUTE, AND DELIVER MORTGAGES, LIENS, AND OTHER ENCUMBRANCES ON DISTRICT REAL AND PERSONAL PROPERTY, WHETHER NOW OWNED OR HEREAFTER ACQUIRED, AND INCLUDING WATER AND WATER RIGHTS, SUCH ENCUMBRANCES TO BE IN THE TOTAL PRINCIPAL AMOUNT OF NOT MORE THAN $100,000,000, PLUS INTEREST THEREON AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS TO BE NECESSARY OR APPROPRIATE IN CONNECTION WITH THE ISSUANCE OF BONDS, NOTES, CONTRACTS, OR OTHER FINANCIAL OBLIGATIONS OF THE DISTRICT; SUCH ENCUMBRANCES TO BE CREATED FOR THE PURPOSE OF PROVIDING ADDITIONAL SECURITY FOR DISTRICT FINANCIAL OBLIGATIONS, AND TO BE CREATED AT ONE TIME OR FROM TIME TO TIME; SUCH MORTGAGES, LIENS, OR OTHER ENCUMBRANCES TO ENTITLE THE OWNER OR BENEFICIARY THEREOF TO FORECLOSE UPON AND TAKE TITLE TO AND POSSESSION OF THE DISTRICT PROPERTY SO ENCUMBERED, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE SUCH COVENANTS REGARDING THE USE OF THE ENCUMBERED PROPERTY AND OTHER MATTERS ARISING UNDER THE ENCUMBRANCE, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT?

BALLOT ISSUE X	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE Y
(Mortgage)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 BE AUTHORIZED TO ISSUE, CREATE, EXECUTE, AND DELIVER MORTGAGES, LIENS, AND OTHER ENCUMBRANCES ON DISTRICT REAL AND PERSONAL PROPERTY, WHETHER NOW OWNED OR HEREAFTER ACQUIRED, AND INCLUDING WATER AND WATER RIGHTS, SUCH ENCUMBRANCES TO BE IN THE TOTAL PRINCIPAL AMOUNT OF NOT MORE THAN $100,000,000, PLUS INTEREST THEREON AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS TO BE NECESSARY OR APPROPRIATE IN CONNECTION WITH THE ISSUANCE OF BONDS, NOTES, CONTRACTS, OR OTHER FINANCIAL OBLIGATIONS OF THE DISTRICT; SUCH ENCUMBRANCES TO BE CREATED FOR THE PURPOSE OF PROVIDING ADDITIONAL SECURITY FOR DISTRICT FINANCIAL OBLIGATIONS, AND TO BE CREATED AT ONE TIME OR FROM TIME TO TIME; SUCH MORTGAGES, LIENS, OR OTHER ENCUMBRANCES TO ENTITLE THE OWNER OR BENEFICIARY THEREOF TO FORECLOSE UPON AND TAKE TITLE TO AND POSSESSION OF THE DISTRICT PROPERTY SO ENCUMBERED, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE SUCH COVENANTS REGARDING THE USE

OF THE ENCUMBERED PROPERTY AND OTHER MATTERS ARISING UNDER THE ENCUMBRANCE, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT?

BALLOT ISSUE Y	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE Z
(Master IGA and Private Parties)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 BE AUTHORIZED TO ENTER INTO ONE OR MORE CONTRACTS WITH PRIVATE PARTIES, OR ONE OR MORE INTERGOVERNMENTAL AGREEMENTS WITH THE STATE OR ANY POLITICAL SUBDIVISIONS OF THE STATE FOR THE PURPOSE OF JOINTLY FINANCING THE COSTS OF ANY PUBLIC IMPROVEMENTS, FACILITIES, SYSTEMS, PROGRAMS, OR PROJECTS WHICH THE DISTRICT MAY LAWFULLY PROVIDE, OR FOR THE PURPOSE OF PROVIDING FOR THE OPERATIONS AND MAINTENANCE OF THE DISTRICT AND ITS FACILITIES AND PROPERTIES, WHICH AGREEMENT MAY CONSTITUTE A DEBT OR INDEBTEDNESS AND A MULTIPLE-FISCAL YEAR OBLIGATION OF THE DISTRICT TO THE EXTENT PROVIDED THEREIN AND OTHERWISE AUTHORIZED BY LAW, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE COVENANTS REGARDING THE ESTABLISHMENT AND USE OF AD VALOREM TAXES, RATES, FEES, TOLLS, PENALTIES, AND OTHER CHARGES OR REVENUES OF THE DISTRICT, AND COVENANTS, REPRESENTATIONS, AND WARRANTIES AS TO OTHER MATTERS ARISING UNDER THE AGREEMENTS, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT?

BALLOT ISSUE Z	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT QUESTION AA
(Organize District)

Shall Range Metropolitan District No. 2 be organized as a Special District pursuant to Article 1 of Title 32, C.R.S.?

BALLOT QUESTION AA	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT QUESTION BB
(Term Limits Elimination)

Shall members of the Board of Directors of Range Metropolitan District No. 2 be authorized to serve without limitation on their terms of office pursuant to the right granted to the voters of the District in Article XVIII, Section 11 of the Colorado Constitution to lengthen, shorten, or eliminate the limitations on the terms of office imposed by such Section?

BALLOT QUESTION BB	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT QUESTION CC
(Transportation Authorization)

Shall Range Metropolitan District No. 2 be authorized to exercise the power to establish, maintain, and operate a system to transport the public by bus, rail, or any other means of conveyance, or any combination thereof, and may the District contract to undertake such activities?

BALLOT QUESTION CC	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT QUESTION DD
(Cable Television Authorization)

Shall Range Metropolitan District No. 2 be allowed to engage, offer to engage or contract with a private provider to engage in the provision of cable television service, telecommunications service, or advanced service to subscribers within the District's service area, as such services are defined in Article 27 of Title 29, C.R.S.?

BALLOT QUESTION DD	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

AND IT FURTHER appearing that the election was held in accordance with Articles 1 to 13.5 of Title 1, C.R.S. (the Uniform Election Code of 1992, as amended), Article 1 of Title 32, C.R.S. (the Special District Act), the Election Rules of the Colorado Secretary of State, Section 20 of Article X of the Colorado Constitution, and other relevant law;

AND IT FURTHER appearing that all of the provisions of law, and more particularly all of the requirements of Title 32, Article 1, Part 3, Colorado Revised Statutes, as amended, have been complied with, met and performed, in the organization of the District;

AND the Court being fully advised in the premises, hereby FINDS, ORDERS AND DECREES that:

The District has been duly and regularly organized and shall be known as "Range Metropolitan District No. 2", Douglas County, State of Colorado. The organization of the "Range Metropolitan District No. 2" shall be effective as of the date of this Order as set forth below.

Said District shall be a quasi-municipal corporation and political subdivision of the State of Colorado with all the powers thereof. The facilities, services, programs, and financial arrangements of the District shall conform as far as practicable to the approved Service Plan and Resolution of the Douglas County Board of County Commissioners, approving the Service Plan for Range Metropolitan District Nos. 1-3 (the "Service Plan"). The approved Service Plan and Resolution of Approval required by Title 32, Article 1, Part 2, Colorado Revised Statutes, as amended, previously filed in the within action shall be and the same are hereby incorporated by reference in this Order, and may be amended in the future as provided by law.

In accordance with Section 32-1-305.5(5), C.R.S., and under the authority of the Clerk of the Court, the Designated Election Official shall provide a certificate of election to the directors elected.

The Court finds that the ballot questions and ballot issues set forth above passed.

The members of the Board of Directors of the District and their lawful successors shall hereafter take such actions and proceedings as are necessary for the governance of the District as the needs of the District require.

The District shall have and exercise, through its Board of Directors and officers, all of the powers and authorities conferred upon special districts under and by virtue of the provisions of Article 1, Title 32, C.R.S., and all laws relating thereto, and all powers and authorities as may hereafter be conferred by law, except as limited by the Service Plan.

The District shall consist of approximately 400 acres. All of the Property is located entirely within Douglas County, Colorado, more particularly described as provided in **Exhibit A**, attached hereto and incorporated herein by reference.

DONE IN COURT this 16th day of May, 2023.

BY THE COURT:

District Court Judge

EXHIBIT A
LEGAL DESCRIPTION

LEGAL DESCRIPTION

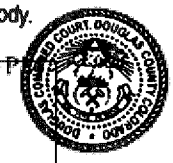
PER TITLE COMMITMENT NO. 100-N0027009-020-SB1, AMENDMENT NO. 2, PREPARED BY FIDELITY NATIONAL TITLE, NATIONAL COMMERCIAL SERVICES, WITH AN EFFECTIVE DATE OF SEPTEMBER 8, 2020 (NO TIME SPECIFIED)

THE SOUTH 1660.89 FEET OF THE EAST 1/2 SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THE WEST 1/2 WEST 1/2 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THE EAST 1/2 NORTHEAST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 LYING EAST OF U.S. HIGHWAY 85, ALL IN SECTION
3, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPTING THEREFROM THE PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION STATE OF COLORADO IN WARRANTY DEED RECORDED MARCH 25, 2016 AT RECEPTION NO. 2016017644,
COUNTY OF DOUGLAS, STATE OF COLORADO.

Ref #2023021935, Date: 5/24/2023 9:52 AM, Pages: 1 of 29 ,RECORDING $153.00
Electronically Recorded Douglas County, CO. Sheri Davis, Clerk and Recorder

COMBINED COURT
STATE OF COLORADO } ss
Douglas County.
CERTIFIED to be a full, true and correct copy of the original in my custody.



DATE FILED: May MAY 17 2023
ANDREA K. TRUETT
Clerk of the Combined Court
By _____ Deputy

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DISTRICT COURT, DOUGLAS COUNTY, COLORADO 4000 Justice Way, Suite 2009 Castle Rock, CO 80109	
IN RE THE ORGANIZATION OF RANGE METROPOLITAN DISTRICT NO. 3	▲ COURT USE ONLY ▲
By the Court	Case Number: 2023CV30284 Division: 6

FINDINGS, ORDER AND DECREE TO CREATE DISTRICT

THIS MATTER coming for consideration by the Court, and it appearing that the election, held on the 3rd day of May, 2023, at which there was submitted the matter of the organization of Range Metropolitan District No. 3 (the "District"), Douglas County, State of Colorado, the election of Directors for such District, the questions necessary to implement the provisions of Section 20 of Article X of the Colorado Constitution, the question necessary to implement the provisions of Section 11 of Article XVIII of the Colorado Constitution as applied to the new special district, and other ballot questions, was duly held by the judges of election appointed as specified in the Order of the Court entered on the 1st day of May, 2023;

AND IT FURTHER appearing that the required Notice of Organizational Election was duly published in compliance with the aforementioned Order in the *Douglas County News Press*, a newspaper of general circulation in the proposed District, by publication as defined in Section 32-1-103(15), 1-5-207(2), and 1-13.5-502(2)(a), C.R.S., as shown in the Publisher's Affidavit on file in this proceeding, and further that written notice was duly posted at the office of the Designated Election Official at least twenty days prior to the election and until two days after the election, all in compliance with law, and the Order of this Court; and that all of said ballots were cast at said election by eligible electors of the proposed District who were registered to vote pursuant to the Uniform Election Code of 1992 (parts 1 to 13.5 of Title 1, C.R.S.), as amended, and who either had been residents of the proposed District for not less than thirty (30) days, or who or whose spouse own taxable real or personal property situated within the boundaries of the proposed District, whether said person resides within the proposed District or not, or who or whose spouse is obligated to pay taxes under a contract to purchase taxable property within the boundaries of the proposed District.

That the votes cast for Director of the District to serve until the first regular election following organization were as follows (numeric and spelled out):

THERE WERE NO CANDIDATES FOR THIS OFFICE.

That the votes cast for Director of the District to service until the second regular election following organization were as follows (numeric and spelled out):

CANDIDATE FOR DIRECTOR	NUMBERS OF VOTES CAST	
	Numeric	Spelled Out
Josh Brgoch	3	Three
Thomas Clark	3	Three
Bryan Horan	3	Three

That the votes cast for and against the ballot issues and questions submitted were as follows (numeric and spelled out):

BALLOT ISSUE A
(Operations Tax Increase – Unlimited Mill Levy)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $10,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S OPERATIONS, MAINTENANCE, AND OTHER EXPENSES: SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE DISTRICT'S OPERATIONS, MAINTENANCE, AND OTHER EXPENSES; AND SHALL THE PROCEEDS OF SUCH TAXES AND INVESTMENT INCOME THEREON BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE IN 2023 AND IN EACH YEAR THEREAFTER, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR SECTION 29-1-301, COLORADO REVISED STATUTES, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE A	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE B
(Operations and Maintenance – Fees)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $10,000,000 ANNUALLY OR SUCH LESSER AMOUNT AS NECESSARY TO PAY THE DISTRICT'S ADMINISTRATION, COVENANT ENFORCEMENT, DESIGN REVIEW, AND OPERATIONS AND MAINTENANCE EXPENSES, BY THE IMPOSITION OF A FEE OR FEES IMPOSED, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION TO PAY SUCH EXPENSES AND SHALL THE PROCEEDS OF SUCH FEES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2023 AND IN EACH FISCAL YEAR THEREAFTER FOR AS LONG AS THE DISTRICT CONTINUES IN EXISTENCE, SUCH AUTHORIZATION TO CONSTITUTE A VOTER-APPROVED REVENUE CHANGE WHICH MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED IN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

BALLOT ISSUE B	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE C
(Capital Costs – Ad Valorem Taxes)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $10,000,000 ANNUALLY AND BY THE SAME AMOUNT RAISED ANNUALLY THEREAFTER PLUS INFLATION AND LOCAL GROWTH; SUCH TAX INCREASE TO BE IN ADDITION TO ANY OTHER TAXES OF THE DISTRICT AND TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY WITHIN THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE FUNDING OF CAPITAL COSTS AND OTHER OBLIGATIONS, AUTHORIZED BY THE SERVICE PLAN, AND AS OTHERWISE AUTHORIZED UNDER APPLICABLE LAW; AND SHALL THE PROCEEDS OF SUCH TAXES AND INVESTMENT INCOME THEREON BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE IN 2023 AND IN EACH YEAR THEREAFTER, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY

BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE C	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE D
(Sales Tax)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $10,000,000 ANNUALLY IN 2023 AND BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER BY THE IMPOSITION OF A SALES TAX OF NO MORE THAN 3% (AS DETERMINED BY THE BOARD OF DIRECTORS) FOR THE PURPOSES SET FORTH IN SECTION 32-1-1106 C.R.S. AS AMENDED FROM TIME TO TIME AND ANY OTHER DISTRICT EXPENSES APPROVED BY LAW; SUCH SALES TAX TO BE IN ADDITION TO ANY OTHER TAXES LEVIED BY THE DISTRICT; AND SHALL THE DISTRICT BE AUTHORIZED TO COLLECT, RETAIN AND SPEND THE PROCEEDS OF SUCH SALES TAX AND INVESTMENT INCOME THEREON AS A VOTER-APPROVED REVENUE CHANGE IN FISCAL YEAR 2023 AND IN EACH FISCAL YEAR THEREAFTER, UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION AND ANY OTHER LAW WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, INCLUDING ANY FUTURE AMENDMENTS TO ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION IMPOSING TAX CUTS, OR SECTION 29-1-301, C.R.S., AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE D	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE E
(Revenue Debt Question)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED $100,000,000 , WITH A REPAYMENT COST OF $200,000,000, SUCH DEBT TO CONSIST OF BONDS OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT,

WATER, SANITATION, STREETS, TRAFFIC AND SAFETY, PARKS AND RECREATION, TRANSPORTATION, TELEVISION RELAY AND TRANSLATION, MOSQUITO CONTROL, SECURITY, BUSINESS RECRUITMENT, FIRE PROTECTION, OPERATIONS AND MAINTENANCE, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING THE REVENUES DERIVED FROM THE OPERATION OF ANY OF THE DISTRICT'S FACILITIES OR PROPERTIES; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND ALL REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE E	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE F
(Special Assessment Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED BY $100,000,000 WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $200,000,000 ANNUALLY OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE AFOREMENTIONED DEBT, BY IMPOSING SPECIAL ASSESSMENTS UPON PROPERTY IN THE DISTRICT, WHICH ASSESSMENTS ARE SUBJECT TO PREPAYMENT AT THE OPTION OF THE PROPERTY OWNER, SUCH DEBT TO CONSIST OF SPECIAL ASSESSMENT BONDS OR OTHER FINANCIAL OBLIGATIONS BEARING INTEREST AT A NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM; SUCH SPECIAL ASSESSMENT BONDS OR OTHER FINANCIAL OBLIGATIONS TO BE ISSUED TO PAY THE COSTS OF PROVIDING CERTAIN PUBLIC IMPROVEMENTS FOR SUCH DISTRICT, TO BE REPAID FROM THE PROCEEDS OF SPECIAL ASSESSMENTS TO BE IMPOSED UPON THE PROPERTY INCLUDED WITHIN SUCH DISTRICT; SUCH TAXES TO CONSIST OF THE AFOREMENTIONED SPECIAL ASSESSMENTS IMPOSED UPON THE PROPERTY FOR THE DISTRICT BENEFITED BY THE PUBLIC IMPROVEMENTS; AND SHALL THE PROCEEDS OF SUCH BONDS OR OTHER FINANCIAL OBLIGATIONS AND

THE PROCEEDS OF SUCH ASSESSMENTS, AND INVESTMENT INCOME THEREON CONSTITUTE VOTER-APPROVED REVENUE CHANGES AND BE COLLECTED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2023 AND IN EACH FISCAL YEAR THEREAFTER WITHOUT REGARD TO ANY EXPENDITURE, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE F	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE G
(Water Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING BUT NOT LIMITED TO CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A COMPLETE POTABLE AND NON-POTABLE WATER SUPPLY, STORAGE, TRANSMISSION, AND DISTRIBUTION SYSTEM, INCLUDING TRANSMISSION LINES, DISTRIBUTION MAINS AND LATERALS, IRRIGATION FACILITIES, AND PUMPING FACILITIES, WELLS, WATER TREATMENT, HYDRANTS, WATER RIGHTS, AND STORAGE FACILITIES, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM

PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE G	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE H
(Sanitation Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A COMPLETE SANITARY SEWAGE COLLECTION AND TRANSMISSION SYSTEM, INCLUDING BUT NOT LIMITED TO COLLECTION MAINS AND LATERALS, TRANSMISSION LINES, LIFT STATIONS, TREATMENT FACILITIES, STORM SEWER, FLOOD, AND SURFACE DRAINAGE FACILITIES AND SYSTEMS, AND DETENTION AND RETENTION PONDS, SOLID WASTE DISPOSAL FACILITIES AND SERVICES, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO

THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE H	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE I
(Streets Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, STREET IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, CURBS, GUTTERS, CULVERTS, OTHER DRAINAGE FACILITIES, SIDEWALKS, BRIDGES, PARKING FACILITIES,

PAVING, LIGHTING, GRADING, LANDSCAPING, TRAILS, BIKE PATHS AND PEDESTRIAN WAYS, PEDESTRIAN PASSES, TUNNELS, BRIDGES, OVERPASSES, UNDERPASSES, INTERCHANGES, MEDIAN ISLANDS, IRRIGATION, PARKING FACILITIES, UNDERGROUNDING OF PUBLIC UTILITIES, PUBLIC ART, AND OTHER STREET IMPROVEMENTS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE I	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE J
(Traffic and Safety Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING, BUT NOT LIMITED TO, CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SYSTEM OF TRAFFIC AND SAFETY CONTROLS AND DEVICES ON STREETS AND HIGHWAYS AND AT RAILROAD CROSSINGS, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNALS, ACCESS GATES AND ENTRY MONUMENTATION, DRIVER INFORMATION AND DIRECTIONAL ASSISTANCE SIGNS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE J	NUMBER OF VOTES CAST	
	Numeric	Spelled Out

YES	3	Three
NO	0	Zero

BALLOT ISSUE K
(Parks and Recreation Debt)
SHALL RANGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, PARKS AND RECREATIONAL FACILITIES, IMPROVEMENTS, AND PROGRAMS, INCLUDING BUT NOT LIMITED TO PARKS, BIKE PATHS AND PEDESTRIAN WAYS, SPORTS FACILITIES, OPEN SPACE, LANDSCAPING, CULTURAL FACILITIES, COMMUNITY RECREATION CENTERS, MASONRY OR OTHER TYPES OF FENCING, MONUMENTATION, SIGNAGE, PUBLIC FOUNTAINS AND SCULPTURE, PUBLIC ART, GARDENS, PICNIC AREAS, PARK SHELTERS, SWIMMING POOL FACILITIES, CLUBHOUSE AND MEETING FACILITIES, LAKES AND PONDS OR OTHER WATER FEATURES, OUTDOOR LIGHTING OF ALL TYPES, IRRIGATION, DRAINAGE IMPROVEMENTS, WATER BODIES, IRRIGATION FACILITIES, AND OTHER ACTIVE AND PASSIVE RECREATION FACILITIES AND PROGRAMS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY

OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE K	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE L
(Transportation Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SYSTEM TO TRANSPORT THE PUBLIC BY BUS, RAIL, OR ANY OTHER MEANS OF CONVEYANCE, OR ANY COMBINATION THEREOF, INCLUDING BUT NOT LIMITED TO PUBLIC TRANSPORTATION SYSTEM IMPROVEMENTS, TRANSPORTATION EQUIPMENT, PARK AND RIDE FACILITIES, PUBLIC PARKING LOTS, STRUCTURES, ROOFS, COVERS, AND FACILITIES, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE

PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE L	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE M
(Television Relay Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, TELEVISION RELAY AND TRANSLATION SYSTEM IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO EQUIPMENT, FACILITIES, AND STRUCTURES, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR

WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE M	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE N
(Mosquito Control Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, FACILITIES, PROPERTIES, AND EQUIPMENT FOR THE ELIMINATION AND CONTROL OF MOSQUITOES AND OTHER PESTS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE

PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE N	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE O
(Security Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT; SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, REVENUE BONDS OR OTHER MULTIPLE FISCAL YEAR FINANCIAL OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE

PROVIDING, WITHIN THE BOUNDARIES OF THE DISTRICT, SECURITY SERVICES AND IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, PERIMETER AND INTERIOR SECURITY PATROLS, CONSTRUCTION OF SAFETY BARRIERS OR SIMILAR PROTECTIVE MEASURES, ACQUISITION OF SECURITY EQUIPMENT, PROTECTION OF DISTRICT PROPERTY FROM UNLAWFUL DAMAGE OR DESTRUCTION, FENCES, LIGHTING, AND OTHER SECURITY IMPROVEMENTS WHICH MAY BE NECESSARY FOR THE ORDERLY CONDUCT OF DISTRICT AFFAIRS AND FOR PROTECTION OF THE HEALTH, SAFETY, AND WELFARE OF THE DISTRICT RESIDENTS, TAXPAYERS, OFFICERS, AND EMPLOYEES, INCLUSIVE OF THE GENERAL PUBLIC, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, INCLUDING CONSTRUCTION MANAGEMENT SERVICES RELATED THERETO, OR FOR THE PURPOSE OF REFUNDING OBLIGATIONS ISSUED FOR SUCH PURPOSES, WHETHER OR NOT SUCH REFUNDING OBLIGATIONS ARE ISSUED AT A LOWER RATE, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT; SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE SOLD AT A PRICE ABOVE, BELOW OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM,AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, TO BE PAYABLE FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY OR SPECIAL ASSESSMENTS IMPOSED ON ALL TAXABLE PROPERTY WITHIN THE DISTRICT, WITHOUT LIMITATION AS TO RATE, EXCEPT AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, PROVIDED THAT SUCH MILL LEVY MAY BE ADJUSTED TO ACCOUNT FOR CHANGES IN LAW OR THE METHOD BY WHICH ASSESSED VALUATIONS ARE CALCULATED, INCLUDING A CHANGE IN THE PERCENTAGE OF ACTUAL VALUATION USED TO DETERMINE ASSESSED VALUATION, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND, IN CONNECTION THEREWITH, AS A VOTER-APPROVED REVENUE CHANGE, SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY AND ALL OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE O	NUMBER OF VOTES CAST	
	Numeric	Spelled Out

YES	3	Three
NO	0	Zero

BALLOT ISSUE P
(Business Recruitment Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, BUSINESS RECRUITMENT, MANAGEMENT AND DEVELOPMENT TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY

BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE P	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE Q
(Fire Protection Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, FIRE PROTECTION AND AMBULANCE AND EMERGENCY MEDICAL AND RESCUE SERVICES FACILITIES AND IMPROVEMENTS, AND DIVING AND GRAPPLING STATIONS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS

A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE Q	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE R
(Reimbursement Agreements)

(Operations and Maintenance Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING ALL OR PART OF THE COSTS OF OPERATING, MAINTAINING, OR OTHERWISE PROVIDING SYSTEMS, OPERATIONS, MANAGEMENT SERVICES CONTRACTS, AND ADMINISTRATION TO CARRY OUT THE OBJECTS AND PURPOSES FOR WHICH THE DISTRICT WAS ORGANIZED, TOGETHER WITH ALL NECESSARY, INCIDENTAL AND APPURTENANT PROPERTIES, FACILITIES, EQUIPMENT, PERSONNEL, CONTRACTORS, CONSULTANTS, AND COSTS AND ALL LAND, EASEMENTS, AND APPURTENANCES NECESSARY OR APPROPRIATE IN CONNECTION THEREWITH, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE

OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE R	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE S
(Refunding)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED $200,000,000, WITH A REPAYMENT COST OF $400,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $400,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS ISSUED OR INCURRED FOR THE PURPOSE OF REFUNDING, PAYING, OR DEFEASING, IN WHOLE OR IN PART, BONDS, NOTES, OR OTHER FINANCIAL OBLIGATIONS OF THE DISTRICT; SUCH DEBT TO BEAR INTEREST AT A RATE TO BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE THE SAME AS OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, BUT NOT IN EXCESS OF 18% PER ANNUM; SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE PAID FROM ANY LEGALLY

AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE S	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE T
(Reimbursement Agreements as Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PROVIDE FOR THE PAYMENT OF SUCH DISTRICT DEBT; SUCH DEBT TO CONSIST OF A REIMBURSEMENT AGREEMENT WITH ONE OR MORE PRIVATE OR GOVERNMENTAL ENTITIES WHICH CONTRACT WILL CONSTITUTE A MULTIPLE FISCAL YEAR FINANCIAL OBLIGATION AND WHICH WILL OBLIGATE THE DISTRICT TO PAY THE COSTS OF REIMBURSEMENT TO SUCH ENTITY OR ENTITIES FOR ADVANCES MADE TO AND COSTS INCURRED ON BEHALF OF THE DISTRICT FOR THE PURPOSES OF ACQUIRING, CONSTRUCTING, OR OTHERWISE PROVIDING, AND THE COSTS OF OPERATING AND MAINTAINING, CERTAIN WATER, STREET, TRAFFIC AND SAFETY, TELEVISION RELAY AND TRANSLATION, TRANSPORTATION, PARK AND RECREATION, FIRE PROTECTION, MOSQUITO CONTROL, SANITATION, AND SECURITY FACILITIES AND IMPROVEMENTS AND THE PROVISION OF COVENANT ENFORCEMENT, INCLUDING ADMINISTRATIVE COSTS OF THE DISTRICT, ALL AS MAY BE PROVIDED IN SUCH CONTRACT; SUCH CONTRACTUAL OBLIGATIONS TO BE WITHOUT LIMIT AS TO TERM; SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM,

SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT; SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING GRANTS AND THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIFIC OWNERSHIP TAXES OF THE DISTRICT PURSUANT TO PLEDGE AGREEMENTS OR INTERGOVERNMENTAL AGREEMENTS, PUBLIC IMPROVEMENT FEES, OR OTHER FEES RECEIVED OR IMPOSED ON PROPERTY WITHIN THE DISTRICT AND ANY REVENUE DERIVED FROM THE OPERATION OF ANY OF THE DISTRICT FACILITIES OR PROPERTIES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY WITHIN THE DISTRICT, WITHOUT LIMITATION AS TO RATE, EXCEPT AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, PROVIDED THAT SUCH MILL LEVY MAY BE ADJUSTED TO ACCOUNT FOR CHANGES IN LAW OR THE METHOD BY WHICH ASSESSED VALUATIONS ARE CALCULATED, INCLUDING A CHANGE IN THE PERCENTAGE OF ACTUAL VALUATION USED TO DETERMINE ASSESSED VALUATION, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND, IN CONNECTION THEREWITH, AS A VOTER-APPROVED REVENUE CHANGE, SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY AND ALL OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE T	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE U
(De-TABOR)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND THE FULL AMOUNT OF ALL TAXES, TAX INCREMENT REVENUES, TAP FEES, PARK FEES, FACILITY FEES, SERVICE CHARGES, INSPECTION CHARGES, ADMINISTRATIVE CHARGES, GRANTS OR ANY OTHER FEE, RATE, TOLL, PENALTY, OR CHARGE AUTHORIZED BY LAW OR CONTRACT TO BE IMPOSED, COLLECTED OR RECEIVED BY THE DISTRICT DURING 2023AND EACH FISCAL YEAR THEREAFTER, SUCH

AMOUNTS TO CONSTITUTE A VOTER APPROVED REVENUE CHANGE AND BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE RAISING, OR OTHER LIMITATION CONTAINED IN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., IN ANY SUBSEQUENT YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

BALLOT ISSUE U	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE V
(TABOR non-ad valorem tax revenues)
SHALL RANGE METROPOLITAN DISTRICT NO. 3 BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND ANY AND ALL AMOUNTS ANNUALLY FROM ANY REVENUE SOURCES WHATSOEVER OTHER THAN AD VALOREM TAXES, INCLUDING BUT NOT LIMITED TO TAP FEES, FACILITY FEES, SERVICE CHARGES, INSPECTION CHARGES, ADMINISTRATIVE CHARGES, GRANTS, OR ANY OTHER FEE, RATE, TOLL, PENALTY, INCOME, OR CHARGE IMPOSED, COLLECTED, OR AUTHORIZED BY LAW OR CONTRACT TO BE IMPOSED, COLLECTED AND RECEIVED BY THE DISTRICT, DURING 2023 AND EACH FISCAL YEAR THEREAFTER, AND SHALL SUCH REVENUES BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE V	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE W
(Mortgage)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 BE AUTHORIZED TO ISSUE, CREATE, EXECUTE, AND DELIVER MORTGAGES, LIENS, AND OTHER ENCUMBRANCES ON DISTRICT REAL AND PERSONAL PROPERTY, WHETHER NOW OWNED OR HEREAFTER ACQUIRED, AND INCLUDING WATER AND WATER RIGHTS, SUCH ENCUMBRANCES TO BE IN THE TOTAL PRINCIPAL AMOUNT OF NOT MORE THAN $100,000,000, PLUS INTEREST THEREON AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM,

ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS TO BE NECESSARY OR APPROPRIATE IN CONNECTION WITH THE ISSUANCE OF BONDS, NOTES, CONTRACTS, OR OTHER FINANCIAL OBLIGATIONS OF THE DISTRICT; SUCH ENCUMBRANCES TO BE CREATED FOR THE PURPOSE OF PROVIDING ADDITIONAL SECURITY FOR DISTRICT FINANCIAL OBLIGATIONS, AND TO BE CREATED AT ONE TIME OR FROM TIME TO TIME; SUCH MORTGAGES, LIENS, OR OTHER ENCUMBRANCES TO ENTITLE THE OWNER OR BENEFICIARY THEREOF TO FORECLOSE UPON AND TAKE TITLE TO AND POSSESSION OF THE DISTRICT PROPERTY SO ENCUMBERED, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE SUCH COVENANTS REGARDING THE USE OF THE ENCUMBERED PROPERTY AND OTHER MATTERS ARISING UNDER THE ENCUMBRANCE, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT?

BALLOT ISSUE W	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE X
(Mortgage)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 BE AUTHORIZED TO ISSUE, CREATE, EXECUTE, AND DELIVER MORTGAGES, LIENS, AND OTHER ENCUMBRANCES ON DISTRICT REAL AND PERSONAL PROPERTY, WHETHER NOW OWNED OR HEREAFTER ACQUIRED, AND INCLUDING WATER AND WATER RIGHTS, SUCH ENCUMBRANCES TO BE IN THE TOTAL PRINCIPAL AMOUNT OF NOT MORE THAN $100,000,000, PLUS INTEREST THEREON AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS TO BE NECESSARY OR APPROPRIATE IN CONNECTION WITH THE ISSUANCE OF BONDS, NOTES, CONTRACTS, OR OTHER FINANCIAL OBLIGATIONS OF THE DISTRICT; SUCH ENCUMBRANCES TO BE CREATED FOR THE PURPOSE OF PROVIDING ADDITIONAL SECURITY FOR DISTRICT FINANCIAL OBLIGATIONS, AND TO BE CREATED AT ONE TIME OR FROM TIME TO TIME; SUCH MORTGAGES, LIENS, OR OTHER ENCUMBRANCES TO ENTITLE THE OWNER OR BENEFICIARY THEREOF TO FORECLOSE UPON AND TAKE TITLE TO AND POSSESSION OF THE DISTRICT PROPERTY SO ENCUMBERED, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE SUCH COVENANTS REGARDING THE USE OF THE ENCUMBERED PROPERTY AND OTHER MATTERS ARISING UNDER THE ENCUMBRANCE, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT?

BALLOT ISSUE X	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three

NO	0	Zero

BALLOT ISSUE Y
(Mortgage)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 BE AUTHORIZED TO ISSUE, CREATE, EXECUTE, AND DELIVER MORTGAGES, LIENS, AND OTHER ENCUMBRANCES ON DISTRICT REAL AND PERSONAL PROPERTY, WHETHER NOW OWNED OR HEREAFTER ACQUIRED, AND INCLUDING WATER AND WATER RIGHTS, SUCH ENCUMBRANCES TO BE IN THE TOTAL PRINCIPAL AMOUNT OF NOT MORE THAN $100,000,000, PLUS INTEREST THEREON AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS TO BE NECESSARY OR APPROPRIATE IN CONNECTION WITH THE ISSUANCE OF BONDS, NOTES, CONTRACTS, OR OTHER FINANCIAL OBLIGATIONS OF THE DISTRICT; SUCH ENCUMBRANCES TO BE CREATED FOR THE PURPOSE OF PROVIDING ADDITIONAL SECURITY FOR DISTRICT FINANCIAL OBLIGATIONS, AND TO BE CREATED AT ONE TIME OR FROM TIME TO TIME; SUCH MORTGAGES, LIENS, OR OTHER ENCUMBRANCES TO ENTITLE THE OWNER OR BENEFICIARY THEREOF TO FORECLOSE UPON AND TAKE TITLE TO AND POSSESSION OF THE DISTRICT PROPERTY SO ENCUMBERED, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE SUCH COVENANTS REGARDING THE USE OF THE ENCUMBERED PROPERTY AND OTHER MATTERS ARISING UNDER THE ENCUMBRANCE, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT?

BALLOT ISSUE Y	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE Z
(Master IGA and Private Parties)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 BE AUTHORIZED TO ENTER INTO ONE OR MORE CONTRACTS WITH PRIVATE PARTIES, OR ONE OR MORE INTERGOVERNMENTAL AGREEMENTS WITH THE STATE OR ANY POLITICAL SUBDIVISIONS OF THE STATE FOR THE PURPOSE OF JOINTLY FINANCING THE COSTS OF ANY PUBLIC IMPROVEMENTS, FACILITIES, SYSTEMS, PROGRAMS, OR PROJECTS WHICH THE DISTRICT MAY LAWFULLY PROVIDE, OR FOR THE PURPOSE OF PROVIDING FOR THE OPERATIONS AND MAINTENANCE OF THE DISTRICT AND ITS FACILITIES AND PROPERTIES, WHICH AGREEMENT MAY CONSTITUTE A DEBT OR INDEBTEDNESS AND A MULTIPLE-FISCAL YEAR OBLIGATION OF THE DISTRICT TO THE EXTENT PROVIDED THEREIN AND OTHERWISE AUTHORIZED BY LAW, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE COVENANTS REGARDING THE ESTABLISHMENT AND USE OF AD VALOREM TAXES, RATES, FEES, TOLLS, PENALTIES, AND OTHER CHARGES OR REVENUES OF THE DISTRICT, AND COVENANTS, REPRESENTATIONS, AND

WARRANTIES AS TO OTHER MATTERS ARISING UNDER THE AGREEMENTS, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT?

BALLOT ISSUE Z	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT QUESTION AA
(Organize District)

Shall Range Metropolitan District No. 3 be organized as a Special District pursuant to Article 1 of Title 32, C.R.S.?

BALLOT QUESTION AA	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT QUESTION BB
(Term Limits Elimination)

Shall members of the Board of Directors of Range Metropolitan District No. 3 be authorized to serve without limitation on their terms of office pursuant to the right granted to the voters of the District in Article XVIII, Section 11 of the Colorado Constitution to lengthen, shorten, or eliminate the limitations on the terms of office imposed by such Section?

BALLOT QUESTION BB	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT QUESTION CC
(Transportation Authorization)

Shall Range Metropolitan District No. 3 be authorized to exercise the power to establish, maintain, and operate a system to transport the public by bus, rail, or any other means of conveyance, or any combination thereof, and may the District contract to undertake such activities?

BALLOT QUESTION CC	NUMBER OF VOTES CAST

	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT QUESTION DD
(Cable Television Authorization)

Shall Range Metropolitan District No. 3 be allowed to engage, offer to engage or contract with a private provider to engage in the provision of cable television service, telecommunications service, or advanced service to subscribers within the District's service area, as such services are defined in Article 27 of Title 29, C.R.S.?

BALLOT QUESTION DD	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

AND IT FURTHER appearing that the election was held in accordance with Articles 1 to 13.5 of Title 1, C.R.S. (the Uniform Election Code of 1992, as amended), Article 1 of Title 32, C.R.S. (the Special District Act), the Election Rules of the Colorado Secretary of State, Section 20 of Article X of the Colorado Constitution, and other relevant law;

AND IT FURTHER appearing that all of the provisions of law, and more particularly all of the requirements of Title 32, Article 1, Part 3, Colorado Revised Statutes, as amended, have been complied with, met and performed, in the organization of the District;

AND the Court being fully advised in the premises, hereby FINDS, ORDERS AND DECREES that:

The District has been duly and regularly organized and shall be known as "Range Metropolitan District No. 3", Douglas County, State of Colorado. The organization of the "Range Metropolitan District No. 3" shall be effective as of the date of this Order as set forth below.

Said District shall be a quasi-municipal corporation and political subdivision of the State of Colorado with all the powers thereof. The facilities, services, programs, and financial arrangements of the District shall conform as far as practicable to the approved Service Plan and Resolution of the Douglas County Board of County Commissioners, approving the Service Plan for Range Metropolitan District Nos. 1-3 (the "Service Plan"). The approved Service Plan and Resolution of Approval required by Title 32, Article 1, Part 2, Colorado Revised Statutes, as amended, previously filed in the within action shall be and the same are hereby incorporated by reference in this Order, and may be amended in the future as provided by law.

In accordance with Section 32-1-305.5(5), C.R.S., and under the authority of the Clerk of the Court, the Designated Election Official shall provide a certificate of election to the directors elected.

The Court finds that the ballot questions and ballot issues set forth above passed.

The members of the Board of Directors of the District and their lawful successors shall hereafter take such actions and proceedings as are necessary for the governance of the District as the needs of the District require.

The District shall have and exercise, through its Board of Directors and officers, all of the powers and authorities conferred upon special districts under and by virtue of the provisions of Article 1, Title 32, C.R.S., and all laws relating thereto, and all powers and authorities as may hereafter be conferred by law, except as limited by the Service Plan.

The District shall consist of approximately 400 acres. All of the Property is located entirely within Douglas County, Colorado, more particularly described as provided in **Exhibit A**, attached hereto and incorporated herein by reference.

DONE IN COURT this 16th day of May, 2023.

BY THE COURT:

District Court Judge

EXHIBIT A
LEGAL DESCRIPTION

LEGAL DESCRIPTION

PER TITLE COMMITMENT NO. 100-N0027009-020-SB1, AMENDMENT NO. 2, PREPARED BY FIDELITY NATIONAL TITLE, NATIONAL COMMERCIAL SERVICES, WITH AN EFFECTIVE DATE OF SEPTEMBER 8, 2020 (NO TIME SPECIFIED)

THE SOUTH 1660.89 FEET OF THE EAST 1/2 SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THE WEST 1/2 WEST 1/2 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THE EAST 1/2 NORTHEAST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 LYING EAST OF U.S. HIGHWAY 85, ALL IN SECTION
3, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPTING THEREFROM THE PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION STATE OF COLORADO IN WARRANTY DEED RECORDED MARCH 25, 2016 AT RECEPTION NO. 2016017644,
COUNTY OF DOUGLAS, STATE OF COLORADO.

Ref #2023014477, Date: 4/7/2023 9:50 AM, Pages: 1 of 5 ,
Electronically Recorded Douglas County, CO. Sheri Davis, Clerk and Recorder

DocuSign Envelope ID: 8B3DB369-DF72-461B-BE41-97AEB34BBC3B

RESOLUTION NO. R-023-040
THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

A RESOLUTION APPROVING THE SERVICE PLAN OF RANGE METROPOLITAN DISTRICT NOS. 1-3

WHEREAS, on March 16, 2023, a service plan for the proposed Range Metropolitan District Nos. 1-3 ("Service Plan") was filed with the Douglas County Clerk and Recorder ("Clerk"), and the Clerk, on behalf of the Board of County Commissioners ("Board"), mailed a Notice of Filing of Special District Service Plan to the Division of Local Government in the Department of Local Affairs on March 16, 2023; and

WHEREAS, on March 6, 2023, the Douglas County Planning Commission recommended approval of the Service Plan to the Board; and

WHEREAS, on March 28, 2023, the Board set a public hearing on the Service Plan for April 3, 2023 ("Public Hearing"), and ratified: (1) publication of the notice of the date, time, location and purpose of such Public Hearing, which was published in *The Douglas County News-Press* on March 9, 2023; and (2) notice of the date, time and location of the Public Hearing which was mailed on March 6, 2023, to the governing body of the existing municipalities and special districts which have levied an *ad valorem* tax within the next preceding tax year and which have boundaries within a radius of three miles of the proposed boundaries of Range Metropolitan District Nos. 1-3 (collectively, the "Districts") and, on March 6, 2023, to the petitioners and to the property owners, pursuant to the provisions of § 32-1-204(1.5), C.R.S.; and

WHEREAS, on April 3, 2023, a Public Hearing on the Service Plan was opened at which time all interested parties, as defined in § 32-1-204, C.R.S., were afforded an opportunity to be heard, and all testimony and evidence relevant to the Service Plan and the organization of the proposed Districts was heard, received and considered.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO, THAT:

Section 1. The Board does hereby determine that all procedural requirements of §§ 32-1-201, *et seq.,* C.R.S., relating to the Service Plan have been fulfilled and that the Board has jurisdiction in the matter.

Section 2. The Board does hereby find:

(a) that there is sufficient existing and projected need for organized service in the area to be serviced by the proposed Districts; and

(b) that the existing service in the area to be served by the proposed Districts is inadequate for present and projected needs; and

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(c) that the proposed Districts are capable of providing economical and sufficient service to the area within the proposed boundaries; and

(d) that the area to be included in the proposed Districts have, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis; and

(e) that adequate service is not, or will not be, available to the area through Douglas County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis; and

(f) that the facility and service standards of the proposed Districts are compatible with the facility and service standards of Douglas County and each municipality which is an interested party under § 32-1-204, C.R.S.; and

(g) that the proposal is in substantial compliance with the Douglas County Comprehensive Master Plan; and

(h) that the proposal is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area; and

(i) that the creation of the proposed Districts will be in the best interests of the area proposed to be served; and

(j) that the Service Plan, based upon the statements set forth in the Service Plan and upon all evidence presented at the Public Hearing on the Service Plan, meets all conditions and requirements of §§ 32-1-201, *et seq.,* C.R.S.

Section 3. The Board hereby approves the Service Plan without conditions; provided, however, that such action shall not imply the approval of any land development activity within the proposed Districts or its service area, or of any specific number of buildable units identified in the Service Plan, unless the Board has approved such development activity as part of a separate development review process.

Section 4. The legal description of the Districts shall be as provided in Exhibit A, attached hereto and incorporated herein by reference.

Section 5. A certified copy of this resolution shall be filed in the records of Douglas County.

PASSED AND ADOPTED this 3rd day of April, 2023, in Castle Rock, Douglas County, Colorado.

DocuSign Envelope ID: 8B3DB369-DF72-461B-BE41-97AEB34BBC3B

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

DocuSigned by:

BY: Abe Laydon DS
2322EA9EBA95429...
Chair
Abe Laydon

DOUGLAS COUNTY, COLORADO SEAL EST. 1861

ATTEST: DocuSigned by:
Roberta Nelson
7DCE6DB8F0A548B...
Deputy Clerk
Roberta Nelson

DocuSign Envelope ID: 8B3DB369-DF72-461B-BE41-97AEB34BBC3B

EXHIBIT A

(Legal Description of Range Metropolitan District Nos. 1-3 Boundaries)

DocuSign Envelope ID: 8B3DB369-DF72-461B-BE41-97AEB34BBC3B

LEGAL DESCRIPTION

PER TITLE COMMITMENT NO. 100-N0027009-020-SB1, AMENDMENT NO. 2, PREPARED BY FIDELITY NATIONAL TITLE, NATIONAL COMMERCIAL SERVICES, WITH AN EFFECTIVE DATE OF SEPTEMBER 8, 2020 (NO TIME SPECIFIED)

THE SOUTH 1660.89 FEET OF THE EAST 1/2 SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THE WEST 1/2 WEST 1/2 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THE EAST 1/2 NORTHEAST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 LYING EAST OF U.S. HIGHWAY 85, ALL IN SECTION
3, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPTING THEREFROM THE PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION STATE OF COLORADO IN WARRANTY DEED RECORDED MARCH 25, 2016 AT RECEPTION NO. 2016017644,
COUNTY OF DOUGLAS, STATE OF COLORADO.

Project Name: Range Metropolitan District
Project File #: SV2025-007
Date Sent: 08/06/2025 **Date Due:** 08/20/2025

Agency	Date Received	Agency Response	Response Resolution
AT&T Long Distance - ROW		No Response Received.	No Response Required.
Black Hills Energy		No Response Received.	No Response Required.
Castle Pines North Metro District		No Response Received.	No Response Required.
Cedar Hill Cemetery Association	08/15/2025	See Letter: No Comment.	No Response Required.
CenturyLink		No Response Received.	No Response Required.
Chatfield Community Association	08/09/2025	See Letter: Chatfield Community Association comments addressed Dominion Water and Sanitation District's ability to provide water and wastewater services to the Range project.	This comment was provided to the applicant. The applicants provided a response to the Chatfield Community Association.
Cherokee Ridge Estates Metro		No Response Received.	No Response Required.

Project Name: Range Metropolitan District
Project File #: SV2025-007
Date Sent: 08/06/2025 **Date Due:** 08/20/2025

Agency	Date Received	Agency Response	Response Resolution
Cherry Creek Basin Water Quality Authority	08/12/2025	Received: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for SV2025-007, Range Metropolitan District Nos. 1-3 Service Plan, 1st Amendment have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwqa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted. (verbatim)	No Response Required.
City of Castle Pines		No Response Received.	No Response Required.
Colorado Department of Transportation CDOT-Region # 1	08/06/2025	See Letter: No Comment.	No Response Required.
Colorado Division of Water Resources	08/21/2025	See Letter: No Comment.	No Response Required.
Colorado Geological Survey	08/14/2025	Received: No Comment (verbatim).	No Response Required.
Comcast		No Response Received.	No Response Required.
CORE Electric Cooperative	08/07/2025	Received: No Comment (verbatim).	No Response Required.
Douglas County Addressing Analyst	08/15/2025	Received: No Comment (verbatim)	No Response Required.
Douglas County Assessor	08/20/2025	Received: None (verbatim)	No Response Required.

Project Name: Range Metropolitan District
Project File #: SV2025-007
Date Sent: 08/06/2025 **Date Due:** 08/20/2025

Agency	Date Received	Agency Response	Response Resolution
Douglas County Building Services	08/08/2025	Received: No Comment (verbatim)	No Response Required.
Douglas County Conservation District		No Response Received.	No Response Required.
Douglas County Engineering Services	08/15/2025	See Letter: No Comment	No Response Required.
Douglas County Health Department		No Response Received.	No Response Required.
Douglas County Libraries		No Response Received.	No Response Required.
Douglas County Office of Emergency Management	08/11/2025	Received: No Comment (verbatim).	No Response Required.
Douglas County School District RE 1		No Response Received.	No Response Required.
Douglas County Sheriff's Office		No Response Received.	No Response Required.
Douglas County Wildfire Mitigation	08/18/2025	Received: Wildfire Mitigation has no objection to the service plan Amendment (verbatim).	No Response Required.
E-470 Public Highway Authority		No Response Received.	No Response Required.
Highlands Ranch Metro District	08/20/2025	Received: No Comment (verbatim)	No Response Required.
Highlands Ranch Water and Sanitation District	08/20/2025	Received: No Comment (verbatim).	No Response Required.
Louviers Water and Sanitation District	08/06/2025	See Letter: No Comment	No Response Required.
Mile High Flood District		No Response Received.	No Response Required.
Roxborough Water & Sanitation District	08/06/2025	Received: No Comment (verbatim).	No Response Required.
RTD - Planning & Development Dept		No Response Received.	No Response Required.
Rural Water Authority of Douglas County		No Response Received.	No Response Required.
Sedalia Water & Sanitation District		No Response Received.	No Response Required.
Solitude Metro District		No Response Received.	No Response Required.
South Metro Fire Rescue	08/20/2025	Received: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Service Plan Amendment. (verbatim)	No Response Required.
South Santa Fe Metro Districts #1 & 2		No Response Received.	No Response Required.

Project Name: Range Metropolitan District
Project File #: SV2025-007
Date Sent: 08/06/2025 **Date Due:** 08/20/2025

Agency	Date Received	Agency Response	Response Resolution
Sterling Ranch Community Authority Board		No Response Received.	No Response Required.
Thunderbird Water & Sanitation District		No Response Received.	No Response Required.
West Douglas County FD		No Response Received.	No Response Required.
Xcel Energy-Right of Way & Permits	08/13/2025	See Letter: No apparent conflict.	No Response Required.

DOUGLAS COUNTY
COLORADO

www.douglas.co.us

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RECEIVED
AUG 19 2025
Douglas County Planning

August 6, 2025

REFERRAL RESPONSE REQUEST

Comments Due By: August 20, 2025

File # / Name: SV2025-007 / Range Metropolitan District, 1st Amendment

Request: Metropolitan District – 1st Amendment

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☒ No Comment	
☐ Please be advised of the following concerns:	
☐ See letter attached for detail.	
Agency: CEDAR Hill Cemetery	**Phone #:** 303-688-8765
Your Name: SEAN Curtis *(please print)*	**Your Signature:** B. Sean Curtis
	Date: 8-15-2025

You are encouraged to attend the hearing(s) in the Commissioner's Hearing Room at 100 Third Street, Castle Rock. The hearing date(s) may be obtained by calling 303-660-7460. If you are unable to submit written comments by the due date or need additional materials/information, please contact this office.

Sincerely,

Lauren Pulver

Lauren Pulver
Planning Supervisor

Enclosure

From: Chatfield Community Association
To: Lauren Pulver
Subject: Referral for SV2025-007, Range Metropolitan District
Date: Saturday, August 9, 2025 11:15:42 AM

Chatfield Community Association Mission

The mission of CCA is to preserve the character of the Chatfield Basin, and to ensure that development in the area at least meets all state and county regulations, has adequate water, doesn't adversely impact existing residents, and hopefully blends well with the existing semi-rural nature.

We emphasize objective, factual referral and public hearing comments when possible. But some views are inevitably subjective regarding quality of life, rural life, dark skies, and the like

Lauren Pulver
Planning Resources
Referral for SV2025-007, Range Metropolitan District Service Plan Amendment

Lauren,

We have the following concerns with regard to the ability of Dominion Water and Sanitation to provide water and wastewater services to the Range project. Referring to DWSD's previously submitted water supply chart, there is less water available in their questionable supply.

DWSD's water is now coming through the WISE pipelines, with a temporary exception of the 230 AF supply. DWSD is responsible for transportation losses, which may reduce amount of water available.

7) Transportation Losses. Dominion shall bear the burden of any transportation losses incurred by water released by Aurora Water under the terms of this Agreement during the water's conveyance to its point of use. After Aurora Water makes its delivery of water as prescribed in this Agreement, Dominion shall thereafter be responsible for whatever steps are necessary for Dominion to divert and use the water.

In addition, Castle Rock will be taking 5% of the water coming through their pipes.

Budget Impact

The Wheeling Agreement has positive impacts to the Water Resources budget by providing a revenue stream. At the currently calculated Dominion wheeling rate of $0.37 per 1,000 gallons, the Town could receive nearly $99,000 in revenue by moving 820 acre-feet of water for Dominion. Additionally, the Town receives 5% of the water that Dominion requests through the Town's system.

Staff Recommendation

Staff recommends Town Council approve the second amendment to the Water Service IGA.

DWSD cites their participation in WISE as a source of water. In the latest amendment, there is a minimum of a 5% reduction in water, possibly more, for the first ten years. This further reduces DWSD's water supply.

3.4 Water Deliveries.

3.4.1 Deliveries Prior to the start of the 10-Year Blocks. From June 1, 2024 through May 31, 2025, the Offered Delivery Amount and Minimum Payment obligation will be no less than 3,000 acre-feet.

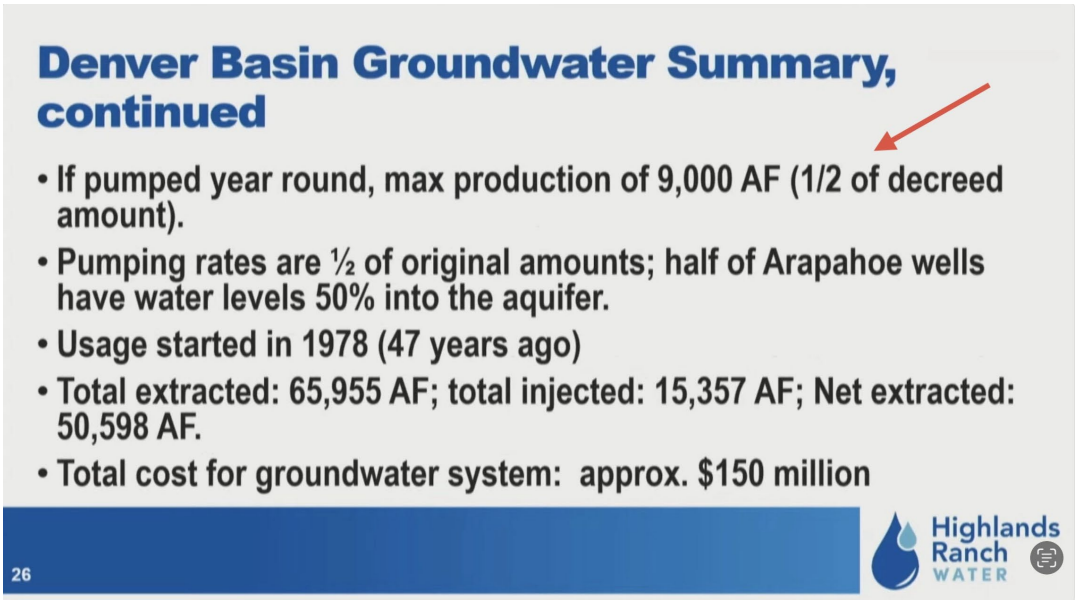
3.4.2 Ten-Year Block Deliveries. Aurora and Denver Water will offer for delivery to the Authority a minimum of 100,000 AF of water over a Ten-Year Block, except for the first Ten-Year Block. The first Ten-Year Block will begin June 1, 2025 with a 95,000 AF minimum Offered Delivery Amount. Should the Binney Plant Connection and/or the DIA Connection not be completed, tested and fully operational by June 1, 2026, the initial Ten-Year Block will be reduced to 90,000 AF and by an additional 5,000 AF/y for each subsequent year of delay. The Offered Delivery Amount in any year and any Ten-Year Block will be calculated retrospectively on the basis of the daily offered flow rate and will be credited towards the Delivery Obligation.

3.4.3 Maximum and Minimum Offered Delivery Amount. In any particular year, the Offered Delivery Amount will depend on hydrology and infrastructure constraints. However, the Offered Delivery Amount volume shall not be required to be more than in Paragraph 3.4.3(a) nor less than the minimums in Paragraph 3.4.3(b).

(a) Maximum Offered Delivery Amount. The maximum Offered Delivery Amount shall be as follows:

- no more than 25,000 AF of water in any single Delivery Year,

DWSD cites their water supply from Cherokee Ranch groundwater. Highlands Ranch presented water issues to the Douglas County Water Commission. They are pumping about half of the decreed amount of water in their Arapahoe wells. If the same numbers apply to DWSD's Cherokee Ranch well(s), there is even less water available than stated on the DWSD Water Supply Chart.



The county has already approved more Sterling Ranch units than the 4000 units agreement with Roxborough Water and Sanitation for wastewater service. This leaves no services available for the Range development. Dominion does not have a permit for their wastewater facility. Should they get a permit approved, Dominion does not have a permit for a diversion off the South Platte for potential water reuse or any other water supplies directly off the Platte.

We believe the county should seriously review all documents regarding the water and

wastewater ability of Dominion Water and Sanitation to serve the Range application. We do not see adequate services available for the Range.

Respectively,

Team CCA

From: Varner - CDOT, Jessica
To: Lauren Pulver
Cc: Steven Loeffler - CDOT; Joseph Tripple - CDOT
Subject: Range Metropolitan District Nos. 1-3 Service Plan 1st Amendment (SV2025-007)
Date: Wednesday, August 6, 2025 2:49:31 PM

Hi Lauren,

I have reviewed the referral for Range Metropolitan District Nos. 1-3 Service Plan 1st Amendment (SV2025-007) and have no comment.

Thank you for the opportunity to review this referral.

Thank you,

Jessica Varner
Permits Unit- Region 1

P 720.541.0441 | F 303.757.9053
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
Jessica.varner@state.co.us | www.codot.gov | www.cotrip.org

From: Comaniciu - DNR, Ioana
To: Lauren Pulver
Subject: Re: Douglas County eReferral (SV2025-007) Is Ready For Review
Date: Thursday, August 21, 2025 6:36:16 PM

Good Afternoon,
We have reviewed the proposed amendment to the service plan for the Range Metropolitan District Nos. 1-3. This referral does not appear to qualify as a "subdivision" as defined in Section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

Our office has no comments to the proposed amendment, since we have previously reviewed the Range Preliminary Plan under Project No. SB2024-048 on December 31, 2024 and in that letter we provided the opinion that with the Dominion Water and Sanitation District providing water to the development the water supply is adequate and can be provided without causing injury to the decree water rights.

Best regards,

Ioana Comaniciu, P. E.

Water Resource Engineer

P 303-866-3581 x 8246

1313 Sherman St., Suite 821 Denver CO 80203

ioana.comaniciu@state.co.us | https://dwr.colorado.gov

On Wed, Aug 6, 2025 at 12:49 PM <lpulver@douglas.co.us> wrote:

> There is an eReferral for your review. Please use the following link to log on to your account:
> https://urldefense.com/v3/__https://apps.douglas.co.us/planning/projects/Login.aspx__;!!PUG2raq7KiCZwBk!Y0bNiPNUzDRPCR6dhCycKYsUdrly21Be49cdgJrLN348tALboXhPtjqktZcyXlimmF4y5mx0psQbdYziLZKIHiU$
>
> SV2025-007, Range Metropolitan District Nos. 1-3 Service Plan 1st Amendment, Amendment to allow the Districts to utilize other sources of water besides central well system and allow for additional lots to be developed within the Project.
>
> This referral will close on Wednesday, August 20, 2025.
>
> If you have any questions, please contact me.
>
> Sincerely,
>
> Lauren Pulver
> Planning Resources
> 100 Third Street
> Castle Rock, CO 80104
> 303-660-7460 (main)

August 6, 2025

REFERRAL RESPONSE REQUEST

Comments Due By: August 20, 2025

File # / Name: SV2025-007 / Range Metropolitan District, 1st Amendment

Request: Metropolitan District – 1st Amendment

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☒	No Comment		
☐	Please be advised of the following concerns:		
☐	See letter attached for detail.		
Agency:	Douglas County Public Works	**Phone #:**	303-660-7490
Your Name:	Ken Murphy, P.E.	**Your Signature:**	Ken Murphy
	(please print)	**Date:**	15 AUG 2025

You are encouraged to attend the hearing(s) in the Commissioner's Hearing Room at 100 Third Street, Castle Rock. The hearing date(s) may be obtained by calling 303-660-7460. If you are unable to submit written comments by the due date or need additional materials/information, please contact this office.

Sincerely,

Lauren Pulver

Lauren Pulver
Planning Supervisor

Enclosure

August 6, 2025

REFERRAL RESPONSE REQUEST

Comments Due By: August 20, 2025

File # / Name: SV2025-007 / Range Metropolitan District, 1st Amendment

Request: Metropolitan District – 1st Amendment

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☒ No Comment	
☐ Please be advised of the following concerns:	
☐ See letter attached for detail.	
Agency: LWSD	**Phone #:** 303-562-5096
Your Name: Matt Collitt	**Your Signature:** Matthew Collitt
(please print)	**Date:** 8/6/2025

You are encouraged to attend the hearing(s) in the Commissioner's Hearing Room at 100 Third Street, Castle Rock. The hearing date(s) may be obtained by calling 303-660-7460. If you are unable to submit written comments by the due date or need additional materials/information, please contact this office.

Sincerely,

Lauren Pulver

Lauren Pulver
Planning Supervisor

Enclosure

August 6, 2025

REFERRAL RESPONSE REQUEST

Comments Due By: August 20, 2025

File # / Name: SV2025-007 / Range Metropolitan District, 1st Amendment

Request: Metropolitan District – 1st Amendment

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☒ No Comment	
☐ Please be advised of the following concerns:	
☐ See letter attached for detail.	
Agency: Roxborough Water & Sanitation District	**Phone #:** 303.979.7286
Your Name: Mike Marcum	**Your Signature:**
(please print)	**Date:** 08.06.2025

You are encouraged to attend the hearing(s) in the Commissioner's Hearing Room at 100 Third Street, Castle Rock. The hearing date(s) may be obtained by calling 303-660-7460. If you are unable to submit written comments by the due date or need additional materials/information, please contact this office.

Sincerely,

Lauren Pulver

Lauren Pulver
Planning Supervisor

Enclosure

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

August 13, 2025

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Lauren Pulver

Re: Range Metropolitan District Nos. 1-3 Service Plan 1st Amendment
Case # SV2025-007

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the Amendment to allow the Districts to utilize other sources of water besides central well system and allow for additional lots to be developed within the Project and currently has **no apparent conflict**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the Districts.

The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Xcel Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

September 30, 2025

Megan Murphy
WBA Local Government Law
2154 East Commons Avenue, Suite 2000
Centennial, CO 80112

Re: Range Metropolitan District Nos. 1-3 – First Amendment
Project File No. SV2025-007

Dear Ms. Murphy,

The following schedule has been set for the above referenced application:

ACTION	DATE
Application stamped complete, Department of Community Development	**9/29/25**
PC meeting	**10/20/25, 6:00 pm**
BCC meeting to set hearing date	**11/03/25, 1:30 pm**
BCC hearing	**11/18/25, 2:30 pm**
BCC adopts resolution of approval or provides reason for denial	**11/18/25, 2:30 pm**

All meetings will be held in the Board of County Commissioners' Hearing Room at 100 Third Street, Castle Rock.

Please note some additional deadlines for this application; the staff report for the Board of County Commissioners hearing is to be mailed on November 6, 2025. The final version of the Service Plan, as it is to be delivered to the Board, should be provided to our office by Monday, November 3, 2025.

To ensure the applications are processed and heard according to the above schedule, it will be important for you to provide and comply with the following requirements.

A. NOTICING

State Statutes require public notice for the Board of County Commissioners hearing. The Douglas County *Service Plan Review Procedures* ("Review Procedures") require the

applicant to fulfill the following noticing requirements. Please also refer to Section 32-1-204, C.R.S. for further information:

1. Newspaper Noticing

   A notice needs to be published in the *Douglas County News-Press* at least 20 days before the BCC hearing. The notice shall include the date, time, location, purpose of the hearing, and a general description of the land contained within the boundaries of the metropolitan district and information outlining methods and procedures pursuant to Section 32-1-203 (3.5), C.R.S., concerning the filing of the petition for exclusion of territory. See the relevant section of the State Statutes and the Review Procedures for further explanation of this last issue.

   Please provide Planning Services with a copy of the draft notice before it is sent to the newspaper for publishing so we can confirm all information is included.

2. Existing Surrounding Municipalities and Special Districts

   A written notice must be sent to "the governing body of any existing municipality or special district which has levied an ad valorem tax within the next preceding tax year and which has boundaries within a radius of three miles of the proposed special district boundaries" (Section 32-1-204 (1), C.R.S., as amended).

   This notice needs to state the date, time and location of the Board of Commissioners' public hearing. This notice must be sent out at least 20 days prior to the Board's hearing. Please provide Planning Services with a copy of the above draft notice and a list of the municipalities or special districts prior to mailing the notice.

3. Property Owners

   Pursuant to Section 32-1-204(1.5), C.R.S., not more than 30 days or less than 20 days prior to the Board of County Commissioners hearing, a notice stating the date, time, location, and purpose of the Board of Commissioners public hearing, a reference to the type of special district, maximum mill levy, if any, or stating that there is no maximum that may be imposed by the proposed special district, and procedures for the filing of a petition for exclusion pursuant to Section 32-1-203(3.5), C.R.S., as amended, shall be sent to the owners of property within the proposed special district as listed on the records of the County Assessor.

   Please note that Planning Services maintains its interpretation that public notice requirements as described within State statutes are applicable to this request. Based upon the identified Board of County Commissioners' hearing date of Tuesday, November 18, 2025, public notice to all property owners within the boundaries of the districts is required to be mailed between October 19 and October 29, 2025.

B. AFFIDAVIT OF NOTICE

Once the above noticing has been completed, an affidavit of publication will be required from the *Douglas County News-Press* to verify that the notice was published. In addition,

the Department of Community Development will need an affidavit of notice stating that the other two noticing requirements have been completed. These affidavits must be delivered to the Department of Community Development not less than five (5) business days prior to the Board of County Commissioners' hearing.

C. RESOLUTION

The applicant needs to provide the Department of Community Development a copy (electronic only is acceptable) of the resolution(s) by November 3, 2025, in time for the November 18, 2025, Board of County Commissioners' hearing.

Any revisions to the Service Plan pursuant to the conditions of approval that may be in the staff report for the November 18, 2025 hearing will need to be provided prior to the Board hearing of the same date.

If you have any questions on the above requirements, please call the undersigned at (303) 660-7460.

Sincerely,

DJ Beckwith
Principle Planner

cc: Lauren Pulver, Planning Supervisor
Katherine Carter, AICP, Assistant Director of Planning Services
Christopher Pratt, Managing County Attorney

DJ Beckwith

From: Lauren Pulver
Sent: Thursday, August 21, 2025 11:54 AM
To: Megan J. Murphy
Cc: Kati Carter; Christopher Pratt; DJ Beckwith
Subject: Range 1st Amendment Follow Up and Referral Comments
Attachments: Referral Response Report and All Comments Received.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Megan,

Thanks for the phone call yesterday. As follow up, I understand you have additional proposed revisions to include in the First Amendment for the Range MD regarding SID's and plan to connect with the property owner to discuss water supply. We will wait for an update from you and as discussed, depending on the scale of revisions, the project may go back on referral for comment.

I have also attached all of the referral comments received during the referral process.

Let me know if you have any questions.

Thanks,
Lauren

Lauren Pulver | Planning Supervisor
Douglas County Department of Community Development
Planning Resources
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4357 **Main** | 303-660-7460
Email | lpulver@douglas.co.us

DJ Beckwith

From: Megan J. Murphy <mmurphy@wbapc.com>
Sent: Tuesday, September 9, 2025 10:18 AM
To: Lauren Pulver; DJ Beckwith
Cc: Kati Carter; Christopher Pratt; Matt R. Fegan
Subject: RE: Range 1st Amendment Follow Up and Referral Comments
Attachments: Chatfield Community Association Referral Response, 2025-09-04 [EWV73Q2YWQ4K-420724605-667].pdf; First Amendment to Service Plan, 2025-08-21 [EWV73Q2YWQ4K-420724605-134].docx

Follow Up Flag: Follow up
Flag Status: Completed

Hi,

I am writing with two updates. First, attached is a letter from Dominion Water and Sanitation District in response to the comments and concerns raised by the Chatfield Community Association. Please let me know if you have any questions on their response.

Second, attached is an updated First Amendment to the Service Plan. This update includes a new section to the Service Plan to allow the Districts to form special improvement districts pursuant to Section 32-1-1101.7, C.R.S. I understand this is a substantive change since we originally submitted the First Amendment so please let me know how you would like to proceed.

Thanks,
Megan

WBA Local Government Law

Megan J. Murphy (She | Her | Hers)
Shareholder
Phone: 303.858.1800
Direct Dial: 720.866.8028
www.wbapc.com

CONFIDENTIALITY AND PRIVILEGE NOTICE: The information contained in this email message, and any files transmitted with it, may be privileged, confidential, and exempt from disclosure under applicable law. This email message is intended only for the use of the individual(s) or entity(ies) to whom it is addressed. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this email is strictly prohibited. If you have received this email in error, please notify us immediately by telephone or by reply email and delete the message and any copies from your computer.

From: Lauren Pulver <lpulver@douglas.co.us>
Sent: Thursday, August 21, 2025 11:54 AM
To: Megan J. Murphy <mmurphy@wbapc.com>
Cc: Kati Carter <KCarter@douglas.co.us>; Christopher Pratt <cpratt@douglas.co.us>; DJ Beckwith <dbeckwith@douglas.co.us>
Subject: Range 1st Amendment Follow Up and Referral Comments

September 4, 2025

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Re: Referral Response for SV2025-007, Range Metropolitan District Service Plan Amendment

To Whom It May Concern:

Dominion Water & Sanitation District (Dominion) requested designation as an Established District under Douglas County Zoning Resolution 1809A. Following a public hearing on January 28, 2025, the Board of County Commissioners determined that Dominion met the resolution's requirements:

- demonstrating the capability to provide ongoing water service to its existing and future customers, and
- that the designation would not harm the health, safety, or welfare of current or future county residents.

Passing a resolution[1] designating Dominion as an Established District. As an Established District, Dominion has the authority and autonomy to grant water and wastewater service requests. Dominion has built a robust water system and water portfolio to ensure all commitments to existing and future retail customers are reliably met. This includes proactive investment in renewable water supplies, demand management programs, and flexible operational practices that strengthen resiliency in the face of drought, climate variability, and long-term growth.

To achieve the full development of its renewable water supply portfolio, Dominion is committed to a series of key actions. These include the amendment and finalization of critical water supply agreements, the design and construction of major water and wastewater infrastructure, and the future acquisition of additional renewable water supplies, while continually working to maintain and promote water demand management strategies and water conservation programs.

In response to the Chatfield Community Association (CCA) concerns:

CCA Concern #1
DWSD's water is now being delivered through the WISE pipelines, with the temporary exception of the 230 AF supply. DWSD is responsible for transportation losses, which may reduce the amount of water available.

[1] Douglas County Resolution No. R-025-008 designating Dominion Water & Sanitation District as an Established District, January 28th, 2025

DWSD Response
This is correct, Dominion is responsible for transportation losses through both the WISE System and Castle Rock. To address this, Dominion amended the delivery agreements to clarify the terms and conditions and ensure greater certainty of supply. This includes accounting for transportation losses. The general terms and conditions outlined in Section IV.12[2], in the agreement allow Dominion the ability to lease additional water to cover potential shortfalls due to transportation/system losses. Furthermore, the amendment (Section III) allows Aurora 570 contract supplies to be delivered through the WISE System, ensuring adequate water to cover transportation losses through January 31, 2028.

Longterm, Dominion's delivery point for all Aurora Contracts is the South Platte Diversion, resulting in minimal transportation loss.

CCA Concern #2
DWSD cites their participation in WISE as a source of water. In the latest amendment, there is a minimum of a 5% reduction in water, possibly more, for the first ten years. This further reduces DWSD's water supply.

DWSD Response
Correct, the Second Amended and Restated WDA[3] temporarily reduces the first Ten-Year Block to a minimum offer of 95,000 AF (5%). With the DIA Connection expected to be completed and fully operational by the end of 2025, no additional reductions in the WISE minimum offer will occur. Regardless, Dominion's WISE subscription is 100% backed up with the Firming Service Commitment from Castle Rock, providing 700 AF/yr firm deliveries, and Cherokee Ranch groundwater supplies, providing the remaining 625 AF/yr of firm deliveries. Allowing Dominion to receive its full WISE subscription of 1,325 AF/yr.

CCA Concern #3
DWSD cites their water supply from Cherokee Ranch groundwater. Highlands Ranch presented water issues to the Douglas County Water Commission. They are pumping about half of the decreed amount of water in their Arapahoe wells. If the same numbers apply to DWSD's Cherokee Ranch well(s), there is even less water available than stated on the DWSD Water Supply Chart.

DWSD Response
A recent presentation from Highlands Ranch Water to the Douglas County Water Commission emphasized both the importance of renewable water supplies and the need for sustainable management of Denver Basin groundwater. Groundwater declines are a reality for all Douglas County providers, underscoring the necessity of careful, strategic use rather than over-reliance.

Dominion recognizes the variability of the Denver Basin and the localized impacts that result when it is used as a principal supply. For this reason, Dominion's strategy is a fully renewable portfolio, with Denver Basin groundwater serving only as a firming source to supplement average renewable supplies. This approach positions groundwater strictly as a backup supporting system

[2] 2025 Consolidated, Amended and Restated Intergovernmental Agreement for the Delivery of Water between Aurora Water and Dominion Water and Sanitation District, May 5th, 2025
[3] Second Amended and Restated WDA (DW Contract Number 500668)

redundancy, bolstering emergency drought response, and reinforcing resiliency during peak demand.

Dominion Water & Sanitation District

DocuSigned by:
Andrea Cole
24537AB811BD46E...

By: Andrea R. Cole
General Manager

cc: DWSD Board of Directors

WATER AND WASTEWATER SERVICE AGREEMENT

This WATER AND WASTEWATER SERVICE AGREEMENT (the "**Agreement**") is entered into this 27 day of MAY, 2025, by and between **DOMINION WATER & SANITATION DISTRICT**, a quasi-municipal corporation and political subdivision of the State of Colorado, acting by and through its Water Activity Enterprise ("**Dominion**") and **THE RANGE METROPOLITAN DISTRICT NOS. 1-3**, each a quasi-municipal corporation and political subdivision of the State of Colorado (collectively, the "**Range Districts**").

RECITALS

WHEREAS, Dominion was organized pursuant to and in accordance with the provisions of §§ 32-1-101, *et seq.*, C.R.S. for the purpose of constructing, financing, operating, and maintaining certain public facilities and improvements for providing wholesale municipal water and sewer services inside and outside its boundaries; and

WHEREAS, Dominion is a wholesale water and wastewater provider, whose service area is located in Northwest Douglas County; and

WHEREAS, pursuant to § 32-1-1001(1)(d)(I), C.R.S., Dominion is empowered to enter into contracts and agreements affecting the affairs of the district; and

WHEREAS, Dominion is not obligated to serve any new development within its service area except those existing obligations to its existing contracts, and service to development that is in the best interest of the District to serve as determined by Dominion's Board of Directors (the "**Dominion Board**"), and are in compliance with Dominion's Rules and Regulations (as defined below).

WHEREAS, the Range Development, which is more particularly described on **Exhibit A** (the "**Property**"), occupies about 400 acres generally located east of E-85 and Airport Road in northwest Douglas County (the "**County**"), Colorado; and

WHEREAS, the Property is located within Dominion's Extended Service Area, as defined in Dominion's Rules and Regulations (as defined below); and

WHEREAS, the Dominion Board in conjunction with the award of the American Rescue Program Act Project with Douglas County elected to serve both the Property and Louviers (as defined below).

WHEREAS, the Property was zoned for 550 residential dwelling units; and

WHEREAS, the Property is owned and/or controlled by NL Range, LLC ("**Landowner** "); and

WHEREAS, the Landowner intends to sell certain lots to builders ("**Builders**") upon final plat of such lots; and

WHEREAS, the Range Districts were organized and formed on April 3, 2023, to serve the Property; and

WHEREAS, pursuant to the Service Plan for Range Metropolitan District Nos. 1-3, approved by the County on April 3, 2023, the Range Districts have the authority to provide domestic water and wastewater services to the Property; and

WHEREAS, the Range Districts are the retail water, irrigation and wastewater service provider serving customers located on the Property; and

WHEREAS, the Property can be developed only if adequate and sufficient water and wastewater services are provided; and

WHEREAS, in order to efficiently provide water and wastewater service to the Property, the Range Districts desire to enter into this Agreement with Dominion to provide wholesale water, irrigation and wastewater services, and design, construct, operate and maintain certain Wholesale Facilities (as defined below) to serve the Property; and

WHEREAS, Dominion has the power, pursuant to its Dominion Water and Sanitation District Service Plan, approved by the County on October 27, 2004, to provide certain services, including the design, construction, operation and maintenance of water and wastewater systems; and

WHEREAS, Dominion will have the capacity to provide wholesale water, irrigation, and wastewater services to the Property contingent upon the payment of all relevant fees and construction of certain infrastructure, as discussed in this Agreement and subject to Dominion's Rules and Regulations; and

WHEREAS, the Range Districts own certain nonrenewable water rights which it shall convey to Dominion to be used in Dominion's conjunctive use system for the Range Districts or other Dominion Customers; and

WHEREAS, in addition to conveying certain nonrenewable water rights, pursuant to Dominion's Rules and Regulations, the Range Districts shall also provide cash-in-lieu for certain renewable water rights to serve the Property; and

WHEREAS, Range Districts will provide substantial economic benefits to Dominion, including but not limited to, increased revenues, expanded infrastructure and enhance the current water and sewer systems by construction and expansion of existing improvements, facilities, and distribution systems; and

WHEREAS, to facilitate the development of the Project, and subject to the tep0orms of this Agreement, Dominion will use its conjunctive water supply portfolio to serve the Range Districts; and

WHEREAS, Dominion has not operated, and in the performance of its obligations under this Agreement will not operate, for the purpose of supplying water and wastewater services to the public for domestic, mechanical, or public uses, nor has Dominion ever been declared by law to

be affected with a public interest, declared by any court of competent jurisdiction to be a public utility under Colorado law, nor to be subject to the jurisdiction, control, and regulation of any state public utilities regulatory commission; and

WHEREAS, to make available and to assure operation and maintenance of the Water and Wastewater Facilities, and Wholesale Facilities, Dominion and the Range Districts are relying upon timely payment of certain fees and charges from the Landowner and Builders within the Property, all as identified in this Agreement; and

WHEREAS, the Water and Wastewater Facilities will benefit and enhance the value of the Property; and

WHEREAS, the execution of this Agreement will serve a public purpose and promote the health, safety, prosperity, and general welfare by providing for the planned and orderly provision of domestic water and wastewater services to the Range Districts' customers; and

WHEREAS, to effectuate the foregoing, Dominion, and the Range Districts desire to set forth this Agreement to address the use of water, water demands associated with the Property, use of wastewater systems and infrastructure and receive a commitment by Dominion for water and sewer service for the Property subject to the terms of this Agreement.

NOW, THEREFORE, in consideration of the above recitals, the mutual promises, and covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

ARTICLE 1

DEFINITIONS AND INTERPRITATIONS

1.0 Recitals. The Recitals are incorporated into this Agreement.

1.01 Definitions. As used herein unless the context indicates otherwise, the words defined below and capitalized throughout the text of this Agreement shall have the respective meanings set forth below:

(a) Agreement: This Water and Wastewater Service Agreement and any amendments hereto made in accordance herewith.

(b) Customer: Shall refer to an end user of water and/or wastewater service whose property and place of use are located on the Property and whose water and/or wastewater service is provided by the Retail Facilities.

(c) Customer Facilities: As defined in 3.01(c).

(d) Dominion Irrigation Tap Fee: The wholesale irrigation tap fee to be determined based on the irrigated acreage of The Range District, as further defined under Dominion

Tap Fee herein. Any irrigated acreage shall meet recommended guidelines for landscaping as defined in Dominion's Rules and Regulations.

(e) Dominion Rules and Regulations: Shall refer to the Dominion Rules and Regulations adopted by Dominion, as amended from time to time, and which the Range Districts agrees to comply with and adopt specific provisions of as more fully set forth herein.

(f) Dominion Tap Fees: Collective reference to the fees provided for in the Resolution of the Board of Directors of Dominion Water & Sanitation District, dated November 19, 2024, as may be amended from time to time.

(g) Effective Date: The Effective Date of this Agreement as defined in Section 9.01 herein.

(h) Equivalent Residential Unit (EQR): The measure of demand placed upon the Water and Wastewater Facilities by a typical and average single-family detached residence, as determined under the Dominion Rules and Regulations and as further described in Section 2.01(e).

(i) Louviers: Shall mean the Louviers Water & Sanitation District.

(j) Louviers Tap Fees: Reference to the Dominion Tap Fees defined herein.

(k) Person: Any individual, corporation, joint venture, estate, trust, partnership, association, or other legal entity other than Dominion or the Range Districts.

(l) Property: The real property referred to as the "Range Development" as specifically described in Exhibit A hereto.

(m) Range Districts: The Range Metropolitan District Nos. 1-3 organized in Douglas County, Colorado, quasi-municipal corporations, and political subdivisions of the State of Colorado.

(n) Range Districts Rules and Regulations: Shall refer to the Range Metropolitan District Nos. 1-3 Rules and Regulations, as amended and restated on October 18, 2022, as revised August 15, 2023, as revised on May 21-2024 and as amended from time to time, but only to the extent the same are not in conflict with the Dominion Rules and Regulations..

(o) Retail Facilities: As defined in 3.01(b).

(p) Retail Water, Irrigation and Wastewater Service Fees: The fees charged by the Range Districts for the providing of retail water, irrigation, and wastewater services as established by the Range District's Rules and Regulations, as may be amended from time to time.

(q) Water and Wastewater Facilities: Shall refer to Retail Facilities, Wholesale Facilities and Customer Facilities, collectively or independently.

(r) Wholesale Facilities: Shall refer to Wholesale Water Facilities and Wholesale Wastewater Facilities, collectively or independently.

(s) Wholesale Wastewater Facilities: Those facilities required for the collection and treatment of domestic wastewater from Customers on the Property. As further defined in Section 3.01(a).

(t) Wholesale Water, Irrigation and Wastewater Service Fees: The fees charged by Dominion for the providing of wholesale water, irrigation, and wastewater services as established by the Dominion Rules and Regulations, as may be amended from time to time.

(u) Wholesale Water Facilities: Those facilities required for the production, treatment, storage, and delivery of water to, on, or for the Property which will include potable irrigation service to the Property. As further defined in Section 3.01(a).

1.02 Interpretation. In this Agreement, unless the context otherwise requires:

(a) The terms "herein," "hereunder," "hereby," "hereto," "hereof" and any similar term, refer to this Agreement as a whole and not to any particular Article, Section or subdivision hereof; the term "heretofore" means before the date of execution of this Agreement; the term "now" means at the date of execution of this Agreement; and the term "hereafter" means after the date of execution of this Agreement.

(b) All definitions, terms and words shall include both the singular and the plural.

(c) Words of the masculine gender include correlative words of the feminine and neuter genders, and words importing the singular number include the plural number and vice versa.

(d) The captions or headings of this Agreement are for convenience only and in no way define, limit, or describe the scope or intent of any provision, Article or Section of this Agreement.

ARTICLE 2

WATER AND WASTEWATER SERVICES

2.01 Conditions of Service. Dominion agrees to provide water and wastewater service to the Range Districts, subject to the terms and conditions of this Agreement.

(a) Development of the Property is not anticipated to occur in a single phase. Construction of offsite Water and Wastewater Facilities will occur in a single phase, such

timing to be determined by Dominion and the Range Districts in conjunction, to reasonably meet the anticipated service requirements of the Property established by the County and necessary for the Range Districts to provide service to the Property.

(b) Within six (6) months following the Range Districts' execution hereof, but in all events before the first end-user connection is made, the Range Districts agree to adopt Chapter 6, Conditions of Service, Chapter 8, Section 8.08(b), Retail District Drought and Response Plans, and Chapter 9, Section 9.07, Retail Conservation Plan of the Dominion Rules and Regulations into the Range Districts Rules and Regulations and to abide by the same in its delivery of water and wastewater service to its customers. Notwithstanding the foregoing, the Range Districts shall have the right to adopt supplemental rules and regulations to the extent the same are not in conflict with the Dominion Rules and Regulations. The failure of the Range Districts to adopt the specific provisions identified in this Section shall be a default of the Range Districts hereunder.

(c) Water and wastewater service to the Property hereunder shall be generally governed by and subject to the Dominion Rules and Regulations (providing *inter alia* for rates, fees, and charges), which are incorporated herein by reference, and to the laws, ordinances and regulations of all federal, state, and local governmental entities and agencies having jurisdiction. Dominion Tap Fees, Wholesale Water, Irrigation and Wastewater Service Fees, and any other rates, fees, tolls, and charges imposed by the Range Districts in connection with water and wastewater service provided to Customers located on the Property in connection therewith are described in Articles 4 and 5 below and in the Dominion Rules and Regulations.

(d) The Range Districts shall promptly pay any fees due under this Agreement to Dominion for services in connection with this Agreement, pursuant to Section 4.03 and 4.04 below. Water service to the Property hereunder requires the development of multiple supplies of water. If any provision of this Agreement creates or causes a breach or violation of any of the agreements/deeds creating such water supplies, the parties shall work together to revise such provision so that it no longer causes such breach or violation.

(e) The Dominion Rules and Regulations establish the use of EQRs for determining the demand of different Customers on the Water and Wastewater Facilities and for assessing rates and charges. To the extent that they apply to water and wastewater service to the Property, the standards for determination of an EQR may be changed during the term of this Agreement without the prior written consent of the Range Districts.

(f) Dominion shall cause the Wholesale Facilities to be acquired, designed, constructed, operated, and maintained, and, to the extent necessary, to modify or upgrade the facilities, in compliance with applicable requirements of the federal Safe Drinking Water Act and Clean Water Act or such other similar and successor laws. In addition, Dominion shall operate and maintain the Water and Wastewater Facilities providing wholesale water, irrigation and wastewater services as defined under this Agreement, including the meter vault and feedline to the meter vault located on the Property.

(g) The responsibilities for the construction, operation, and maintenance and the ownership and/or transfer of ownership, for the Water and Wastewater Facilities generally are set out in Article 3 below.

ARTICLE 3

WATER AND WASTEWATER FACILITIES

3.01 Classification of Water, Wastewater and Customer Facilities. For the purposes of this Agreement, Water and Wastewater Facilities are segregated into three categories: Wholesale, Retail, and Customer.

(a) Wholesale Facilities. Wholesale Facilities to serve the Property will be paid for by The Range Districts as described in Sections 6.01 and 6.03, herein, designed, constructed, operated, and owned by Dominion. Wholesale Facilities consist of all Wholesale Water Facilities and Wholesale Wastewater Facilities, including, but not limited to, transmission water lines, master meter vaults, lift stations, and force mains and related appurtenances, all except as may otherwise be identified as Retail Facilities or Customer Facilities below. Dominion shall have direct responsibility for the design, construction, operation, and maintenance of the Wholesale Facilities in accordance with all state and local governmental requirements. The Range Districts shall require or cause the Landowner to convey or otherwise have transferred to Dominion fee title to or easements for property required for the Wholesale Facilities to be located on the Property. Dominion shall work cooperatively with the Range Districts and the Landowner to establish suitable sites on the Property for the Wholesale Facilities.

(b) Retail Facilities. The responsibility for design, construction, operation, maintenance, and financing of the Retail Facilities shall lie with the Range Districts. All constructed Retail Facilities shall be dedicated to the Range Districts in accordance with the Dominion Rules and Regulations. Retail Facilities will be designed and constructed in accordance with the Dominion Rules and Regulations, and shall be owned and operated by the Range Districts and consist of those elements of the water system described in the Dominion Rules and Regulations as being Retail Facilities. In general (except as may be set forth in the Dominion Rules and Regulations) the Retail Facilities will include on-site water distribution system to transport potable and reclaimed water from connection points with the Wholesale Facilities to all areas of use on the Property, along with the sanitary sewer collection system to collect wastewater from Customers and delivery to the Wholesale Wastewater Facility. Retail Facilities may also include, and are limited to, water distribution pipelines ("**Water Mains**"), valves, pressure release valves, fire hydrants, pump stations, water storage tanks, lift stations, sewer collection pipelines ("**Sewer Mains**"), manholes, and related appurtenances. All Water Mains and Sewer Mains located on the Property shall be considered Retail Facilities. All design and construction of the Retail Facilities shall be in accordance with the minimum design standards and other provisions contained in the Dominion Rules and Regulations. The Range Districts shall be solely responsible for all costs for the design and construction of the Retail Facilities independent from any fees, rates and charges assessed by Dominion. If constructed by Landowner or Builder, upon completion of construction, and prior to being placed into

operation, Landowner or Builder shall dedicate and transfer title to all Retail Facilities to the Range Districts in accordance with the Dominion Rules and Regulations. The Range Districts' obligations for operation and maintenance of the Retail Facilities shall commence upon its "conditional acceptance" of the Retail Facilities. The Range Districts' obligations for repair or replacement of defective work of the Retail Facilities shall commence upon its "final acceptance" of the Retail Facilities. The terms "conditional acceptance" and "final acceptance" shall have the meanings provided for in the Dominion Rules and Regulations. All water flushing that is necessary for meeting health and safety standards in service of the Range Districts whether within the retail or wholesale system will be billed to and paid for by the Range Districts. The Parties acknowledge that the cost of operating a sanitary sewer lift station on behalf of the Range Districts and Louviers will be more expensive per Customer than Dominion's other customers due to the relatively fewer customers that will use the lift station in Louviers. Dominion will determine these operational costs based on a cost-of-service analysis and will bill these costs to the Range Districts and Louviers in such a way that it is not subsidizing the operations of that collection system.

(c) Customer Facilities. Customer Facilities consist of water and wastewater service pipelines, piping, meters, meter pits, plumbing, cleanouts, and related appurtenances used to convey water from a Water Main to an individual customer location and to collect sewerage from an individual customer and transport it to the Sewer Main; both including the physical connection to the main. The dividing point between the Water Main and the Customer Facilities is the downstream end of the corporation stop (i.e., the valve which connects a customer's service line to the Water Main). The dividing point between the Sewer Main and the Customer Facilities is the upstream end of the wye or saddle fitting on the Sewer Main. Customer Facilities shall be constructed in accordance with the Dominion Rules and Regulations and with applicable building codes.

3.02 Construction of Wholesale Facilities. Dominion shall use all reasonable efforts to cause the Wholesale Facilities for which it has assumed responsibility, having sufficient capacity to meet the per unit demands, to be permitted, designed, acquired, constructed, installed and made ready to be placed into service to meet the per unit demands of the Range Districts to serve its Customers on the Property. Any water not used by the Range Districts will be able to be used by Dominion for other purposes within its system.

3.03 Regulatory Approval Contingencies. All parties to this Agreement acknowledge the design, construction and operation of the Water and Wastewater Facilities may require permits and approvals from the Colorado Department of Public Health and Environment, Douglas County, and others. The granting of such regulatory permits and approvals is beyond the direct control of the parties to this Agreement. In the event that one of the parties receives notice from any regulatory agency of a potential delay in the issuance of a permit or necessary approval, such party shall provide immediate written notice to the other parties of such potential delay. The parties shall mutually cooperate to determine a potential solution to lessen the impact of such delay(s).

3.04 Force Majeure. Without limiting the foregoing, should any party be unable to perform any obligation required of them under this Agreement because of any cause beyond its control, including but not limited to, war, insurrection, riot, civil commotion, terrorism, strikes, lockout,

fire, earthquake, windstorm, flood, acts of governmental authorities to include but not limited to *force majeure* terms in water supply agreements, moratoriums, material shortages, or any other *force majeure*, each party's performance of the obligation affected shall be suspended for so long as such cause prevents it from performing such obligation.

3.05 Unified Operation and Use of Facilities. The Water and Wastewater Facilities to be constructed to serve the Range Districts' Customers on the Property are components of a larger system planned and to be operated by the parties. Dominion shall operate the Wholesale Facilities. The Range Districts shall operate the Retail Facilities. The Water and Wastewater Facilities shall be available for use by all end-use customers of water and wastewater service providers served by the Range Districts, through its contractual rights hereunder, to Dominion's system in accordance with the Dominion Rules and Regulations and with sound domestic water and wastewater system engineering, management, and operational practices. The Range Districts' Retail Facilities are defined as a consecutive system to Dominion's Wholesale Water Facilities, as such The Range Districts will be required to obtain a Colorado Department of Health & Environment ("CDPHE") Public Water System Identification Number ("PWSID") and all subsequent reporting and state regulatory requirements, per Section 6.10 of the Dominion's Rules and Regulations. All Customers, once connected for service, shall all be treated on the same basis for delivery of water in terms of operations of the Water and Wastewater Facilities. The parties agree that every effort shall be taken to provide continuous, uninterrupted water and wastewater services to the Range Districts' end-use Customers subject to Section 8 of Dominion's Rules and Regulations.

ARTICLE 4

RATES, FEES, CHARGES, AND REIMBURSMENTS

4.01 General. Dominion shall establish, and from time to time may amend, rates, fees and charges for water and wastewater service. In order to establish the Range Districts' rates, fees and charges for water and wastewater services, Dominion shall cause a cost-of-service analysis ("**COSA**") to be prepared as it relates to its Wholesale Facilities and services to be provided to the Range Districts at the expense of the Range Districts. Dominion shall cause its COSA to be delivered to the Range Districts prior to the first Customer connection and The Range Districts shall take into consideration Dominion's rates and charges as set forth in the Dominion Rules and Regulations as is necessary for the Range Districts to establish the rates, fees and charges that will be imposed on the Customers. The COSA shall take into account the number of homes in the Range Districts and Louviers with relatively fixed operational costs. The Parties acknowledge that rates will likely be higher than the rates charged to Dominion's other customers.

4.02 Reimbursements. Portions of the Wholesale Facilities and Retail Facilities may be constructed and/or financed by entities other than Dominion and the Range Districts, respectively. The costs of design and construction of Wholesale Facilities and Retail Facilities by entities other than Dominion or the Range Districts may be reimbursable from either Dominion or the Range Districts, as the case may be, but in no event shall Dominion have any obligation to reimburse any entity for Retail Facilities. Reimbursement for certain Water and Wastewater Facilities, if any, shall be determined by the applicable party in the future on mutually acceptable terms based on the funding, phasing, and other arrangements for those facilities.

4.03 Purchase of Dominion Water and Wastewater Taps. The Range Districts shall pay Dominion Tap Fees as consideration for Dominion designing, constructing, owning, and operating the Wholesale Facilities. All Dominion Tap Fees shall be due and owing within thirty (30) business days of the first final plat approval for the taps set out in all final plats. Any additional connections in addition to those set forth in all final plats will require an amendment to this Agreement and, at a minimum, require payment by the Range Districts of the Dominion Tap Fees for any water and wastewater taps. Dominion shall not provide services beyond what is provided for in this Agreement without the express written consent of Dominion.

4.04 Purchase of Dominion Irrigation Tap. The Range Districts shall pay the Dominion Irrigation Tap Fee as consideration for Dominion designing, constructing, owning, and operating the Wholesale Water Facilities. All Dominion Irrigation Tap Fees set out in the Dominion Rules and Regulations shall be due at the same time as the Dominion Tap Fees based on the taps set out in the final plat. The Range Districts shall pay the Dominion Irrigation Tap Fee for any irrigation taps on the Property in excess to those set forth in the final plat, in accordance with the Dominion Rules and Regulations, prior to a service connection being established.

4.05 Purchase of Dominion Water and Wastewater Taps (Louviers). The Range Districts shall pay all Louviers Tap Fees associated with connecting Louviers to Dominion's Wholesale Facilities. All Louviers Tap Fees described in this 4.05 shall be paid to an escrow account within one hundred twenty (120) business days of the first final plat approval (the "**Louviers Escrow Account**"). An escrow agreement shall be executed by Dominion and the Range Districts prior to final execution of this Agreement. It is understood that Dominion will draw the portion of escrow funds associated with the Louviers Tap Fees upon connection of the Louviers wastewater collection system to Dominion's Wholesale Wastewater Facilities.

4.06 Remittance of Wholesale Water, Irrigation and Wastewater Service Fees to Dominion. The Range Districts agree to remit to Dominion all Wholesale Water, Irrigation and Wastewater Service Fees collected in compliance with this Agreement, and to take all reasonable efforts to enforce the Range District's Rules and Regulations to collect any past due fees and charges, including any penalties and interest collected on past due amounts received after reduction for actual costs of collection. The Range Districts agree, during normal business hours, to make available to Dominion, subject only to the limitations required by State law, information related to its collection of fees and charges for Dominion's verification of its receipt of all amounts due hereunder. Dominion shall have the ability to curtail or otherwise shut off water and wastewater services in the event of a bankruptcy or receivership of the Range Districts or events of non-payment in accordance with applicable State and Federal Law.

ARTICLE 5

WHOLESALE WATER AND WASTEWATER DELIVERIES

5.01 Wholesale Water Deliveries. Dominion shall provide wholesale water delivery, to include potable irrigation, to the Range Districts' Retail Facilities through a master metering arrangement at locations mutually agreed to by the Range Districts and Dominion. Wholesale domestic water

deliveries shall meet all water quality requirements as set forth by the Colorado Department of Public Health and Environment. Dominion shall meter all wholesale water deliveries and shall receive Service Rates and Charges pursuant to the Dominion Rules & Regulations, as they may be amended for service to all of the Range Districts' Customers. Dominion shall meter and treat all wholesale water deliveries and shall receive Service Rates and Charges pursuant to the Dominion Rules and Regulations, as they may be amended, for service to all of the Range Districts' Customers. For the avoidance of doubt, Dominion shall have the right to bill all water that is flushed out of the wholesale system between Moore Road and the Range Districts in order to meet water quality standards for the public health, welfare, and safety to the Range Districts.

5.02 Wholesale Wastewater Deliveries. Dominion shall treat wholesale wastewater deliveries from the Range Districts' collection facilities at Dominion's Wholesale Wastewater Reclamation Facility. Dominion shall meter and treat all wholesale wastewater deliveries and shall receive Service Rates and Charges pursuant to the Dominion Rules and Regulations, as they may be amended, for service to all of the Range Districts' Customers.

5.03 Ownership of Water. Dominion will maintain ownership and control over all water and treated wastewater. Dominion intends to use, and reuse treated effluent water for augmentation, storage, exchange, and other purposes until extinction, whether for service to service providers of Customers located on the Property or service to other customers. Wastewater treatment plant inflows from Range Districts' Retail Facilities will be metered and recorded, and consumptive losses shall be determined to quantify the Dominion treated wastewater and Dominion shall maintain a monthly accounting of the wastewater inflow from the Range Districts. Dominion shall be entitled to use any water that is committed to the Range Districts that is not used by the Range Districts within a calendar year for construction water, irrigation water, and other revenue generating purposes so long as Dominion is committed to delivering 0.25 acre-ft per EQR per year to the Range Districts.

5.04 Amendment of Rules and Regulations. The Range Districts shall amend the Range District Rules and Regulations to increase Retail Water, Irrigation and Wastewater Service Fees as necessary to account for increased costs for the construction and operation and maintenance of the Wholesale resulting from changes at the local, State or Federal level which impact the cost of design, construction or operation and maintenance of the Wholesale Facilities.

ARTICLE 6

ADDITIONAL TERMS AND CONDITIONS

6.01 Water Line. The Range Districts shall pay for a water line between the Sterling Ranch CAB's system and a meter vault located adjacent to Louviers that will be designed, constructed, and owned by Dominion. An escrow agreement shall be executed by Dominion and the Range Districts prior to final execution of this Agreement to pay for the water line design and construction services (the "**Water Line Escrow Account**"). Full payment of water line design service costs shall be made by the Range Districts to the Water Line Escrow Account within 120 days of the execution of this agreement and shall include all costs relating to design, bid

services, permitting, and easement acquisition for the water line. Full payment of water line construction costs, including the construction bid, construction management services, contingency, inspection, and any additional engineering services not already paid by Douglas County shall be made by the Range Districts to the Water Line Escrow Account prior to issuance of the notice of award of the construction contract. It is understood that Dominion will draw the portion of escrow funds associated with the water line design and construction costs as the costs are incurred. Dominion is not obligated and will not commence work on the water line until the Water Line Escrow Account is funded as described in the Waterton Road Water Line Escrow Agreement, dated May 27, 2025.

6.02 Potable Water Infrastructure. The Range Districts shall pay for and construct the potable water infrastructure, including two-meter vaults and two water lines. The first water line shall connect to the first meter vault located at the Property and the second water line shall connect to the second meter vault located at Louviers. The meter vaults and water lines discussed in this Section 6.02 shall be owned by Dominion.

6.03 Lift Station and Force Main. The Range Districts shall pay for a lift station and force main to be located at the Louviers sewer lagoon that shall be designed, constructed, and owned by Dominion. The Range acknowledges that at this time the Lift Station and Force Main is at conceptual design and additional design services are needed to advance the project. Design fees associated with the lift station and force main shall be paid from an escrow account. An escrow agreement shall be executed by Dominion and the Range Districts prior to final execution of this Agreement to pay for project costs (the "**Lift Station and Force Main Escrow Account**"). Full payment of the lift station and force main design service costs shall be made by the Range Districts to the Lift Station and Force Main Escrow Account within 120 days of the execution of this agreement and shall include all costs relating to design, bid services, permitting, and easement acquisition for the lift station and force main. Full payment of the lift station and force main construction costs, including the construction bid, construction management services, contingency, inspection, and any additional engineering services not already paid by Douglas County shall be made by the Range Districts to the Lift Station and Force Main Escrow Account prior to issuance of the notice of award of the construction contract. It is understood that Dominion will draw the portion of escrow funds associated with the lift station and force main design and construction costs as the costs are incurred. Dominion is not obligated and will not commence work on the lift station and force main until the Lift Station and Force Main Escrow Account is funded as described in the Lift Station and Force Main Escrow Agreement, dated May 27, 2025.

6.04 Sewer Interceptor. The Range Districts shall pay for and construct the sewer interceptor between the Range Districts property and the lift station. The interceptor shall be dedicated to Dominion upon review and approval by Dominion.

6.05 Renewable Water Fee. The Range Districts shall pay Dominion $40,000 per acre-ft as a cash-in-lieu fee for renewable water that Dominion has identified for 137.5 acre-ft (calculated as 0.25AF/SFE). This fee shall be partially funded within 120 days of execution of this agreement in the amount of $150,000 for due diligence. The remainder of the cash-in-lieu payment shall be made as a condition of service and at the same time as the Dominion Tap Fee.

6.06 Water Dedication. The Range Districts shall convey and dedicate all Denver Basin water supplies associated with Case No. 97CW74 (modified by 06CW124) for use by Dominion (the **"Range Districts Groundwater"**). The Range Districts Groundwater shall be subject to review and approval by Dominion. County approval to remove the restrictive use covenant shall be required prior to Dominion's final acceptance and is a term of service to this agreement. Conveyance to Dominion shall occur at the same time as payment of the Dominion Tap Fee.

6.07 Water Service Limits. Dominion shall provide Wholesale Water Service to the Range Districts of 0.25 acre-feet/year per residential unit for no more than 550 residential units. The total amount of water delivered by Dominion to the Range Districts shall not exceed 137.5 acre-feet/year. Any water allocated to the 137.5 acre-feet/year not used by the Range Districts will remain owned by Dominion and may be used by Dominion to provide water services to other wholesale customers.

6.08 Irrigation Service Limits. The Range Districts agree to not use in excess of 60-acre foot of water per year for irrigation of common spaces. The final amount of irrigation water will be determined prior to approval of the first final plat.

6.09 Established District Status. Dominion has gone through Douglas County Planning Commission and Board of County Commissioners (BOCC) to seek Established District status as part of the revised and adopted Douglas County Zoning Regulations 18A.

6.10 Reimbursement. This Agreement does not require any reimbursement by Dominion for any costs incurred by the Range Districts for design or construction of any infrastructure discussed in this Agreement.

6.11 Well Sites. The Range Districts shall grant Dominion an easement to access and use the Range Districts open space for the purpose of drilling and constructing water wells and appurtenances, to include at a minimum treatment, and conveyance of said groundwater. Final site layout will be provided to the Range Districts for review and approval; such approval shall not be unreasonably withheld. All costs associated with the construction of a water well to be owned and operated by Dominion shall be paid by Dominion.

6.12 Change Orders. Any change orders required for completion of construction of the Wholesale Facilities contemplated in this Agreement shall be provided to the Range Districts for review prior to approval by Dominion. The Range Districts shall have 10 business days to review and object to any proposed change order. If no objection is made with the time specified in this Section 6.12 then the Range Districts waive any future right to object to approval of the change order and Dominion may approve the change order. All change orders approved by Dominion shall be paid for by the Range Districts.

6.13 Maintenance Costs. It is anticipated that the Range Districts will have low water usage until full build-out. The Range Districts shall pay for any maintenance and upkeep costs related to low water usage, including, but not limited to, the costs of flushing to correct water quality issues, and the flushing of the wastewater lift station and force main including potential chemical

treatment for hydrogen sulfide.

6.14 Louviers Emergency Interconnection Agreement. The Range Districts shall take all reasonable efforts to execute the Emergency Interconnection Agreement with Louviers, of which Dominion shall be a party. The Emergency Interconnection Agreement shall follow industry standard best practices and shall contain similar terms as the Emergency Interconnect Agreement Between Centennial Water and Sanitation District and Dominion Water and Sanitation District, dated February 24th, 2023. At no time will potable water be provided to Louviers until the Louviers distribution system has been replaced, reviewed and accepted by Dominion, and meets all engineering standards set by Dominion. Should all reasonable efforts fail, The Range Districts shall work with Dominion and Douglas County to amend the Amended and Restated Intergovernmental Agreement Between Dominion Water and Sanitation District Acting Through its Sterling Ranch Water Enterprise Fund and Douglas County for the Northern Highway 85 Wastewater Collection and Treatment System, the Louviers Renewable Waterline, Master Meter and Corrosion Study dated August 13, 2024 between Dominion and Douglas County ("Dominion IGA") to remove a requirement for this Louviers Emergency Interconnection Agreement, then the Range Districts shall not be subject to this Section 6.14. Should the Dominion IGA not be amended the Range Districts shall be required to execute the Emergency Interconnection Agreement with Louviers as provided herein.

ARTICLE 7

REPRESENTATIONS, WARRANTIES AND COVENANTS

7.01 Range Districts Representations and Covenants. In addition to the other representations, warranties and covenants made by the Range Districts herein, the Range Districts makes the following representations, warranties, and covenants:

(a) The Range Districts are duly authorized to execute this Agreement and perform its obligations hereunder, and all action on its part for the execution and delivery of this Agreement has been or will be duly and effectively taken.

(b) The Range Districts shall, at no cost to Dominion, provide or otherwise cause or require the Landowner to convey or otherwise have transferred to Dominion acceptable easement, license, and right-of-way agreements from Union Pacific Railroad, Burlington Northern Santa Fe and the Colorado Department of Transportation, for access to the Water and Wastewater Facilities and Retail Facilities to be located on the Property to the extent necessary for Dominion to fulfill its responsibilities hereunder.

(c) The Range Districts shall abide by all applicable conditions and provisions of the Dominion Rules and Regulations with regard to provision of water and wastewater service to Customers located on the Property and shall take all reasonable efforts to assure all Customers are in compliance with the Range Districts Rules and Regulations.

(d) The Range Districts shall keep and perform all of its covenants and agreements contained herein in a timely manner that will not impede Dominion from meeting its obligations.

(e) Neither the execution of this Agreement, the consummation of the transactions contemplated hereunder, nor the fulfillment of or the compliance with the terms and conditions of this Agreement by the Range Districts will conflict with or result in a breach of any terms, conditions or provisions of, or constitute a default under, or result in the imposition of any prohibited lien, charge or encumbrance of any nature under any agreement, instrument, indenture or any judgment, order or decree to which the Range Districts are a party or by which the Range Districts or the Property are bound.

(f) In the course of financing the Wholesale Facilities, the Range Districts shall not pledge any part or all of the Wholesale Facilities as collateral to secure any debt repayment, understanding the purpose of these Wholesale Facilities is to serve the Customers of the Range Districts.

7.02 Dominion Representations and Covenants. In addition to the other representations, warranties and covenants made by Dominion herein, Dominion makes the following representations, warranties, and covenants:

(a) Dominion is duly authorized to execute this Agreement and perform its obligations hereunder, and all action on its part for the execution and delivery of this Agreement has been or will be duly and effectively taken.

(b) Neither the execution of this Agreement, the consummation of the transactions contemplated hereunder, nor the fulfillment of or the compliance with the terms and conditions of this Agreement by Dominion will conflict with or result in a breach of any terms, conditions or provisions of, or constitute a default under any agreement, mortgage, indenture, or instrument to which Dominion is a party, or result in the imposition of any prohibited lien, charge or encumbrance of any nature under any agreement, instrument, indenture or any judgment, order or decree of any court to which Dominion is a party or by which Dominion is bound.

ARTICLE 8

DEFAULT: REMEDIES AND ENFORCEMENT

8.01 Default. If either Party fails to perform an obligation hereunder and such non performance continues for ten (10) days following written notice thereof from the non-defaulting Party.

8.02 Enforcement. If the Range Districts do not make the required payment by the due date, Dominion may give the Range Districts a notice of default. If the Range Districts do not cure the default by making full payment within thirty (30) days of receipt of any notice of default, then Dominion may pursue any remedies available to it by law or in equity. The Parties agree that this Agreement may be enforced in law or in equity for specific performance, injunctive, or other appropriate relief, including damages, as may be available according to the laws of the State of

Colorado. It is specifically understood that, by executing this Agreement, each Party commits itself to perform pursuant to the terms hereof, and that any breach hereof resulting in any recoverable damages shall not thereby cause the termination of any obligations created by this Agreement unless such termination is requested by the Party not in breach hereof. Dominion shall have the ability to curtail or otherwise shut off water and wastewater services in the event of a bankruptcy or receivership of the Range Districts or events of non-payment in accordance with applicable State and Federal Law.

ARTICLE 9

MISCELLANEOUS PROVISIONS

9.01 Effective Date. This Agreement shall be in full force and effect and be legally binding on the date it is fully executed.

9.02 Term. This Agreement shall be effective as of the dated date hereof and shall automatically terminate after a two-year term. Notwithstanding the foregoing, if the Landowner receives plat approval, dedicates all water, and pays all fees and costs contemplated by this Agreement within the two-year term, then the term of this Agreement shall extend in perpetuity. If the Range Districts fail to comply with the terms of this Agreement, then Dominion may extend or terminate this Agreement in its sole discretion.

9.03 Parties Interested Herein. Nothing expressed or implied in this Agreement is intended or shall be construed to confer upon, or to give to, any Person other than the Range Districts and Dominion any right, remedy or claim under or by reason of this Agreement or any covenants, terms, conditions, or provisions thereof. All the covenants, terms, conditions, and provisions in this Agreement by and on behalf of the Range Districts and Dominion shall be for the sole and exclusive benefit of the parties hereto.

9.04 Covenants Run with the Land. The covenants, terms, conditions, and provisions set forth in this Agreement shall inure to and be binding upon the representatives and assigns of the parties hereto and shall run with the Property. This Agreement or a Memorandum of Agreement shall be executed by the parties and recorded against the Property.

9.05 Notices. Except as otherwise provided herein, all notices or payments required to be given under this Agreement shall be in writing and shall be hand-delivered or sent by certified mail, return receipt requested, to the following addresses:

Dominion:	Dominion Water and Sanitation District 9250 E. Costilla Ave. Ste 400 Greenwood Village, CO 80112 Attention: Andrea Cole Phone: (720)556-6840 Email: andrea.cole@dominionwsd.com
With a Copy to:	WHITE BEAR ANKELE TANAKA & WALDRON 2154 E. Commons Ave., Suite 2000

	Centennial, CO 80122 Attention: Blair M. Dickhoner, Esq. Phone: (303) 858-1800 E-mail: bdickhoner@wbapc.com
The Range Districts:	The Range Metropolitan District Nos. 1-3 8678 Concord Center Drive Englewood, CO 80112 Attention: mailto:bhoran@ventanacap.com Phone: [_____] Email: [_____]
With a Copy to:	Spencer Fane, LLP 1700 Lincoln, Suite 2000 Denver, CO 80203 Attn: David S. O'Leary, Esq. Phone: (303) 839-3838 Email: doleary@spencerfane.com

9.06 Severability. If any covenant, term, condition, or provision under this Agreement shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of such covenant, term, condition, or provision shall not affect any other provision contained herein, the intention being that such provisions are severable.

9.07 Counterparts. This Agreement may be executed in one or more counterparts, each of which shall constitute an original, but all of which shall constitute one and the same document.

9.08 Amendment. This Agreement may be amended from time to time by agreement between the parties hereto; provided, however, that no amendment, modification or alteration of the terms or provision hereof shall be binding upon either party unless the same is in writing and duly executed by all parties hereto.

9.09 Integration. This Agreement constitutes the entire agreement between the parties hereto concerning the subject matter hereof, and all prior negotiations, representations, contracts, understandings, or agreements pertaining to such matters are merged into and superseded by this Agreement.

9.10 Governing Law. This Agreement arises out of the transaction of business in the State of Colorado by the parties hereto. This Agreement shall be governed and construed in accordance with the laws of the State of Colorado. The performance by the parties hereto of their respective obligations provided for in this Agreement shall be in strict compliance with all applicable laws and the rules and regulations of all governmental agencies, municipal, county, state and federal, having jurisdiction in the premises.

9.11 Assignment. This Agreement shall not be assignable by any of the parties hereto, without

the prior written consent of the other party which consent shall not be unreasonably withheld or delayed.

9.12 Governmental Immunity. Nothing in this Agreement shall be construed to be a waiver, in whole or in part, of any right, privilege, or protection afforded the District or any of its directors, officers, employees, servants, agents, or authorized volunteers under any governmental immunity that may be available under law, in particular, governmental immunity afforded or available to the District pursuant to the Colorado Governmental Immunity Act, Section 24-10-101, *et seq.*, C.R.S., as amended from time to time

9.13 Waiver. Any failure to enforce or waiver of any breach of any of the provision of this Agreement shall not constitute a waiver of any continued or additional breach of the same or any other provisions of this Agreement.

9.14 Successors and Assigns. The terms, conditions, and provision of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

[The rest of this page intentionally left blank.]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first above set forth.

DOMINION:

DOMINION WATER & SANITATION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

Signed by:
David Kerr
BDFE11F60B9F4C5...
Officer of the District - David Kerr

ATTEST:

DocuSigned by:
BROCK SMETHILLS
379553EA4BBA4F1...
Secretary - Brock Smethills

District's Signature Page to Water and Wastewater Service Agreement, dated May 27, ***2025.***

THE RANGE DISTRICTS:

THE RANGE METROPOLITAN DISTRICT NO. 1, a quasi-municipal corporation and political subdivision of the State of Colorado

Officer of the District

ATTEST:

THE RANGE METROPOLITAN DISTRICT NO. 2, a quasi-municipal corporation and political subdivision of the State of Colorado

Officer of the District

ATTEST:

THE RANGE METROPOLITAN DISTRICT NO. 3, a quasi-municipal corporation and political subdivision of the State of Colorado

Officer of the District

ATTEST:

The Range Districts' Signature Page to Water and Wastewater Service Agreement, dated MARCH 27, ***2025***

Megan J. Murphy
Shareholder

303-858-1800
mmurphy@wbapc.com

November 7, 2025

VIA EMAIL
Douglas County
Ms. Lauren Pulver
lpulver@douglas.co.us

Re: Range Metropolitan District No. 1-3
Project File: SV2025-007

Dear Ms. Pulver:

As you know, WBA, PC, serves as general counsel to Range Metropolitan District Nos. 1-3 (collectively, the "**Districts**"). By way of background, the Districts filed a First Amendment to the Service Plan (the "**First Amendment**") with the Douglas County Clerk and Recorder (the "**Clerk**"). On October 20, 2025, the Douglas County Planning Commission recommended approval of the First Amendment to the Douglas County Board of County Commissioners (the "**Board**"). On November 3, 2025, the Board set a public hearing on the First Amendment for November 18, 2025 (the "**Public Hearing**").

I am writing today to request the Public Hearing on the First Amendment scheduled for November 18, 2025 be continued to December 9, 2025 to allow the Districts additional time to prepare a presentation for the Board of County Commissioners. Please let me know if you have any questions or concerns with this request.

Sincerely,

WBA, PC

Megan J. Murphy
Shareholder

MEETING DATE: November 18, 2025

STAFF PERSON RESPONSIBLE: Heather Scott, AICP, Principal Planner

DESCRIPTION: 9560 S. East Cherry Creek Road - Use by Special Review for Horse Riding Lessons - Project File: US2025-003.

SUMMARY: The request is for approval of a Use by Special Review for a riding academy to allow 14 lessons per day and two employees on property zoned Agricultural One.

STAFF ASSESSMENT: Staff has evaluated the Use by Special Review (USR) request in accordance with Section 21 of the Dougals County Zoning Resolution. Should the Board find that the approval standards for the USR are met, the following proposed conditions should be considered for inclusion in the motion:

1. Prior to final approval of the record copy of the USR plan exhibit, any necessary technical corrections shall be made to the satisfaction of Douglas County.
2. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	11/5/2025
Steven E Koster	Approve	11/5/2025
Jeff Garcia	Approve	11/12/2025
Christie Guthrie	Approve	11/13/2025
Doug DeBord	Approve	11/13/2025
Samantha Hutchison - FYI	Notified - FYI	11/13/2025

ATTACHMENTS:

Cover Page
Staff Report - US2025-003

MEETING DATE: November 18, 2025

STAFF PERSON RESPONSIBLE: Heather Scott, AICP, Principal Planner

DESCRIPTION: 9560 S. East Cherry Creek Road - Use by Special Review for Horse Riding Lessons - Project File: US2025-003.

SUMMARY: The request is for approval of a Use by Special Review for a riding academy to allow 14 lessons per day and two employees on property zoned Agricultural One.

STAFF ASSESSMENT: Staff has evaluated the Use by Special Review (USR) request in accordance with Section 21 of the Dougals County Zoning Resolution. Should the Board find that the approval standards for the USR are met, the following proposed conditions should be considered for inclusion in the motion:

1. Prior to final approval of the record copy of the USR plan exhibit, any necessary technical corrections shall be made to the satisfaction of Douglas County.
2. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

REVIEW:

Steven E Koster	Approve	11/5/2025
Jeff Garcia	Approve	11/12/2025
Christie Guthrie	Approve	11/13/2025
Doug DeBord	Approve	11/13/2025

ATTACHMENTS:

Staff Report - US2025-003

DOUGLAS COUNTY
COLORADO

Use by Special Review Staff Report

Date:	November 5, 2025
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager
From:	Terence T. Quinn, AICP, Director of Community Development
CC:	Heather Scott, AICP, Principal Planner Jeanette Bare, AICP, Planning Manager Steven E. Koster, AICP, Assistant Director of Planning Services
Subject:	**9560 S. East Cherry Creek Road – Use by Special Review for Horse Riding Lessons**
Project File:	**US2025-003**

Planning Commission Hearing:	**November 3, 2025 @ 6:00 p.m.**
Board of County Commissioners Hearing:	**November 18, 2025 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The applicants, Mark and Tara Hernandez, are requesting approval of a Use by Special Review (USR) to allow 14 horse lessons per day at their facility located at 9560 S. East Cherry Creek Road. The site is currently under construction to add a barn, outdoor riding arena, and horse pens. The property is approximately 40 acres in size and located in the Agricultural One (A-1) zone district, which permits riding lessons subject to Section 21, Use by Special Review, of the Douglas County Zoning Resolution (DCZR). The facility proposes a maximum of 14 lessons per day and two employees at full operational capacity. There will be no private horse boarding. The property is located in the Cherry Valley Nonurban Subarea of the Douglas County 2040 Comprehensive Master Plan.

At its November 3, 2025, public hearing the Planning Commission recommended approval of the proposal by a vote of 8 to 0.

II. APPLICATION INFORMATION

A. Applicants

Mark and Tara Hernandez
20631 CR 149
Matheson, Colorado 80830

B. Request

The applicants request approval of a USR for a riding academy to allow 14 lessons per day and two employees on property zoned A-1.

D. Process

A USR application is processed pursuant to Section 21 of the DCZR. Section 21 states the intent of the USR process is "to provide for uses in specific zone districts that shall require a public notice and hearing and the approval of the Board of County Commissioners subject to such conditions and safeguards as may be imposed by the Board."

Per Section 2109.09 of the DCZR, the Board "shall evaluate the use by special review request, staff report, referral agency comments, applicant responses, the Planning Commission recommendation, and public comment and testimony, and shall approve, approve with conditions, continue, table for further study, remand to the Planning Commission, or deny the use by special review request. The Board's action shall be based on the evidence presented, compliance with the adopted County standards, regulations, policies, and other guidelines."

E. Location

The site is located in the southeastern portion of Douglas County on S. East Cherry Creek Road, just east of Gillian Road. A vicinity map, zoning map, and aerial map highlight site location and existing conditions and are within the staff report attachments.

F. Project Description

The applicant is requesting approval of a USR for a riding academy to allow up to 14 horse riding lessons a day, 6 days a week from 8 a.m. to 9 p.m. Up to 14 lessons per week are allowed without County approval. Lessons beyond 14 per week are subject to the USR process.

A 22,800 square foot barn is under construction to house the applicants' horses, some of which will be used for the riding lessons. There will be no boarding of non-owned horses on the property. Riding lesson clients may bring their horses to the site for the lesson only. Eight outdoor pens and an outdoor riding arena are also proposed. The outdoor riding arena will be used for riding lessons. Lights for the arena will be switched off immediately after the last lesson of the day. The pens will also have exterior lighting which will be switched on and off as necessary to feed and care for the horses.

A management plan is also required as part of the USR plan exhibit. The management plan addresses hours of operation, maximum number of employees and horse lessons, and other operational aspects of the use. The management plan element of the USR is described in greater detail within Section III.C of the staff report.

III. CONTEXT

A. Background

The site was zoned Agricultural One in 1955 with the inception of zoning in the County. A 22,800 square foot barn is under construction to house the applicants' horses.

B. Adjacent Land Uses and Zoning

The site is located in a rural area of the County and is bounded by agricultural property on all sides.

Zoning and Land Use

Direction	Zoning	Land Use
North	Agricultural One (A-1)	Large lot single-family residential and agricultural
South	Agricultural One (A-1)	Large lot single-family residential and agricultural
East	Agricultural One (A-1)	Large lot single-family residential and agricultural
West	Agricultural One (A-1)	Large lot single-family residential and agricultural

C. Management Plan

Section 2112.02 of the DCZR requires a management plan for USR applications. The specific management plan elements are listed on Sheet 1 of the USR exhibit and are briefly summarized below:

1. Maximum of 14 horse riding lessons per day.
2. Maximum of 2 staff.
3. Hours of operation are Monday through Friday from 8:00 a.m. to 6:00 p.m. and Saturday from 9:00 a.m. to 4:00 p.m.
4. Required outside storage, parking, and loading areas are shown on the exhibit.
5. The barn will have 20 stalls for the owners' personal horses. Client horses will be shuttled in and out for each lesson.
6. Manure composting to be removed four times per year or as needed.
7. Hay delivery up to four times per year.
8. Security lighting around buildings and corrals will be downcast with an on/off switch. Lighting will be turned off within an hour after the last lesson unless providing emergency care for the animals.
9. Outdoor arena stadium lighting will be turned off after last lesson of the day.

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The majority of the site is undeveloped pasture area, with the exception of the new construction on the northwest portion of the site. The applicant does have a building permit to construct a barn, access drive, parking area, and a detention pond. Remaining areas of the site are vegetated with natural grasses. No physical constraints to the proposal exist on site.

B. Access

Access to the site is proposed via a new driveway from S. East Cherry Creek Road. No physical improvements to S. East Cherry Creek Road are required as a result of this use.

C. Soils and Geology

The Colorado Geological Survey (CGS) reviewed the proposal and provided a no comment response. No hazardous geologic or soil conditions are present onsite.

D. Drainage and Erosion

A Grading, Erosion, Sediment Control (GESC) Plan; and construction plans were reviewed by Douglas County Engineering Services and require only minor technical corrections. Onsite drainage improvements include a detention pond on the northwest portion of the site to capture stormwater runoff. A USR Improvements Agreement has been submitted and approved.

E. Floodplain

No floodplain is present on the site.

F. Wildlife

The 2040 Douglas County Comprehensive Master Plan (CMP) Wildlife Resources map identifies the site as having low habitat value. Impacts to wildlife and overall wildlife movement is anticipated to be minimal as improvements on site are less than 5% of the total acreage.

G. Historic Preservation

There were no structures on this site prior to the applicant's obtaining a building permit for the barn.

V. PROVISION OF SERVICES

A. Schools

The proposed use does not generate additional students.

B. Fire Protection

The properties are located within the Franktown Fire Protection District. Franktown Fire had no comment on this USR application. The applicant will comply with all applicable requirements of the fire code and Franktown permits.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides police protection to the property. The DCSO and DCSO E911 provided no response to the referral request. The DCSO Office of Emergency Management had no comments regarding the project.

D. Water

The proposed water source is an existing well, permit number 336787, issued for fire protection, ordinary household purposes inside not more than 3 single family dwellings, the watering of livestock on a farm or ranch, and the irrigation of not more than one acre. The Colorado Division of Water Resources (CDWR) reviewed the application and indicated that as currently permitted, the well could not be used for the commercial purposes associated with a horse-riding facility. CDWR stated "so long as no additional water will be diverted or consumed as a result of the business, our office has no comments." The applicant will provide bottled water for horse-riding clients. Per Section 304.15 of the DCZR, USRs for horse training facilities are exempt from the requirements of DCZR Section 18A.

E. Sanitation

The property is served by an onsite wastewater treatment system (OWTS). Douglas County Health Department (DCHD) issued a Use Permit for OWTS sufficient to serve the proposed private use onsite. Due to the use restrictions associated with the well, the riding academy patrons may not be served by the OWTS. The applicants propose to provide a portable toilet for patrons.

F. Utilities

Utility service providers are Mountain View Electric Association (electrical service), Black Hills Energy (natural gas), AT&T, CenturyLink, and Comcast (phone and data services). AT&T, CenturyLink, and Xcel have determined that no conflicts with its facilities are present on the property. No response was received from Black Hills Energy.

F. Parks and Trails

The proposed use is not residential and will not generate additional park and trail requirements.

G. Open Space

The proposed use is not residential and will not generate additional open space requirements.

VI. PUBLIC NOTICE AND INPUT

In accordance with DCZR Section 2113, public notice is required to be published in the Douglas County News-Press, posted on site by the applicant, and mailed to abutting property owners.

Courtesy notices of an application in process were also sent to adjacent property owners as part of the referral period. Staff received no comments from adjacent property owners or members of the public. All referral agency comments are outlined in the Referral Agency Response Report attached to the staff report. The applicant has provided responses to referral comments within a separate letter included in the staff report attachments.

VII. PLANNING COMMISSION HEARING

The Planning Commission heard the proposal at a public hearing on November 3, 2025, and unanimously recommended approval of the request by a vote of 8 to 0 with one condition. One member of the public spoke and asked about traffic impacts and lighting standard conformance. The applicant explained that the riding academy generates approximately 2 trips per hour and therefore is not expected to impact traffic on the adjacent road. Engineering did not require a traffic study. Lighting will conform with code and be shut off after any outdoor night lessons, which would occasionally occur during the winter season. There are two indoor arenas available for lessons. Commissioners also asked about lighting standards and water usage. The applicant and staff confirmed that lighting is full cut off. There is no water demand associated with the riding lessons which are generally one hour in length. Clients use the applicant's horses or trailer in their own horses for the lesson. The applicant verified that he has no plans to board horses on the property.

VIII. STAFF ANALYSIS

Per Section 21 of the DCZR, a USR may be approved upon the finding by the Board of County Commissioners that the following standards have been met.

2102.01: Complies with the minimum zoning requirements of the zone district in which the special use is to be located, as set forth in this Resolution.
Staff Comment: A riding academy with more than 14 lessons per week is allowed as a Use by Special Review in the A-1 zone district. The proposal complies with A-1 district development standards, including building and parking setback requirements and building height requirements. The applicant has proposed additional restrictions in the management plan to establish hours of operation.

2102.02: Complies with the requirements of this Section 21.
Staff Comment: The application was processed in accordance with the procedural provisions in Section 21, USR.

2102.03: Complies with the Douglas County Subdivision Resolution.
Staff Comment: Subdivision is not required for the proposal.

2102.04: Will be in harmony and compatible with the character of the surrounding areas and neighborhood.
Staff Comment: The site has historically been utilized as an agricultural and horse property. The proposed use is also consistent with the use and activities occurring on neighboring properties.

2102.05: Will be consistent with the Douglas County Comprehensive Master Plan, as amended.
Staff Comment: The 2040 Douglas County Comprehensive Master Plan (CMP) establishes goals and objectives applicable to development in the County. The CMP designates the property as within the Cherry Valley Nonurban Subarea as identified in Section 3 of the CMP. The CMP states that while approval criteria for land use applications requires a finding of compliance with the CMP, "…the competing values of the Plan must be balanced through the public review process to achieve the larger vision of the community." As such, the CMP acknowledges its own competing values, and that implementation can only be achieved through the balancing of community values during the review process.

CMP goals, objectives, and policies for properties within the Cherry Valley Subarea generally support the maintenance of rural character (Goal 3-3; Objective 3-3B) and conservation of open land characterized by ranching and farming (Objective 3-3B). Additional policies address protection of wildlife movement and of Cherry Creek and its drainages. The USR request is consistent with the CMP policies that support the maintenance of rural character. As limited new structures are proposed, the proposal does not impact wildlife movement or East Cherry Creek. Lighting is limited and will be turned off after the last lesson of the day.

2102.06: Will not result in an over-intensive use of land.
Staff Comment: The proposal continues the established rural and agricultural character of the property. Approximately 38 acres of the property are pasture or vegetated area, while less than 5% of the site will be utilized for the barn, driveway, parking, outdoor arena, and detention. The use is consistent with existing development in the area.

2102.07: Will provide roadway capacity necessary to maintain the adopted roadway level-of-service for the proposed development concurrently with the impacts of such development.
Staff Comment: Public Works Engineering has reviewed the applicant's management plan and narrative regarding proposed management and operations. No additional traffic analysis or traffic and roadway improvements are required for the proposed use.

2102.08: Will provide public facilities and services necessary to accommodate the proposed development concurrently with the impacts of such development.

Staff Comment: Both the Douglas County Sheriff's Office and Franktown Fire provided no comments on the USR. The applicant will comply with all applicable requirements of the fire code.

2102.09: Will not cause significant air, water, or noise pollution.
Staff Comment: Potential impacts associated with horse-related land uses typically include odor, flies, and dust. Horse clients will be confined to the outdoor riding arena, the stalls, and connected runs. No horse client will be allowed to board or pasture their horses. Manure will be stored within an area 150 feet from the property line and will be removed up to four times a year.

2102.10: Will be adequately landscaped, buffered, and screened.
Staff Comment: No additional landscaping, buffering, or screening is proposed. The structures are rural in nature and are not anticipated to have any specific visual impacts which would require screening.

2102.11.2: Complies with standards regarding water supply.
Staff Comment: The applicant proposes providing bottled water for horse-riding clients. The County's Water Commission reviewed the documentation provided and had no comments on the application as proposed.

2102.12: Will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of the County.
Staff Comment: No detriments to health, safety, or welfare have been identified through the review process.

IX. STAFF ASSESSMENT

Staff has evaluated the USR request in accordance with Section 21 of the DCZR. The applicant is required to adhere to the USR plan exhibit and operational limits of the management plan. Per Section 21, all approved USRs are subject to annual inspection to ensure compliance with the management plan. Should the Board find that the approval standards for the USR are met, the following proposed conditions should be considered for inclusion in the motion:

1. Prior to final approval of the record copy of the USR plan exhibit, any necessary technical corrections shall be made to the satisfaction of Douglas County.

2. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

ATTACHMENTS **PAGE**

Douglas County Land Use Application 10
Applicant's Narrative 11
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Zoning Map 16
Aerial Map 17
Referral Agency Response Report 18
Referral Response Letters 20
Applicant Response to Referral Comments 46
Lighting Plans 49
Use by Special Review Exhibit 55

LAND USE APPLICATION

Please complete, sign, and date this application. Return it with the required items listed on the Submittal Checklist to planningsubmittals@douglas.co.us. Submittals may also be mailed or submitted in person to Planning Services. *NOTE: The Planning Commission or the Board of County Commissioners should not be contacted regarding an open application.*

OFFICE USE ONLY	
PROJECT TITLE:	9560 S. East Cherry Creek Road
PROJECT NUMBER:	US2025-003

PROJECT TYPE: Increase allowed weekly lessons

MARKETING NAME: Cornerstone Riding Academy

PRESUBMITTAL REVIEW PROJECT NUMBER: PS2025-014

PROJECT SITE:

Address: 9560 SE Cherry Creek Rd. Franktown

State Parcel Number(s): 2603-333-00-002

Subdivision/Block#/Lot# *(if platted)*:

PROPERTY OWNER(S):

Name(s): Mark + Tara Hernandez / 1031 Pros Titleholder 1254 LLC

Address: 20631 CR 149 Matheson, CO 80830

Phone: 719-600-1832

Email:

AUTHORIZED REPRESENTATIVE: *(Notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative)*

Name: Tara Hernandez

Address: 20631 County Road 149 Matheson, CO 80830

Phone: 719-600-1832

Email:

To the best of my knowledge, the information contained on this application is true and correct. I have received the County's information sheet regarding the *Preble's Meadow Jumping Mouse*.

Tara Hernandez
Applicant Signature

January 30, 2025
Date

Mace Pemberton, P.E.
14 Honey Locust
Littleton, CO 80127
(303) 523-9556

Mapping and Civil Engineering

July 22, 2025

Douglas County Department of Community Development
Planning Services
100 Third Street
Castle Rock, CO 80104

Subject: 9560 South East Cherry Creek Road

American Horse Company is requesting to increase the allotted lessons to 14 lessons per day which requires a Use by Special Review.

In accordance with Douglas County Zoning Resolution this request complies with the Standards identified based on the anticipated impact of the change to allow the additional horse riding lessons. Listed below are the Standards with a response to provide compliance with the Standard.

2102 Approval Standards - A use by special review shall be approved only if the Board of County Commissioners finds that the proposed use:

2102.01 Complies with the minimum zoning requirements of the zone district in which the special use is to be located, as set forth in this Resolution.

The request complies with the agricultural zoning allowing for the construction of the arena and office for the purpose of providing horse riding lessons on the property.

2102.02 Complies with the requirements of this Section 21.

The request complies with this section of the Zoning Code.

2102.03 Complies with the Douglas County Subdivision Resolution.

The unplatted parcel is 40 acres and is not subdivided.

2102.04 Will be in harmony and compatible with the character of the surrounding areas and neighborhood.

The site is in the rural portion of the Cherry Valley nonurban subarea as identified in the Douglas County Comprehensive Master Plan. Neighboring properties include ranching and horse pastures.

2102.05 Will be consistent with the Douglas County Comprehensive Master Plan, as amended.

The proposed use is consistent with the policies identified for the Cherry Valley subarea in the Comprehensive Master Plan. This use follows the policies to encourage low-intensity rural development, stringent water conservation measures and conservation of grassland.

2102.06 Will not result in an over-intensive use of land.

The riding lessons will not result in an over-intensive use of the land. The enclosed arena areas (covered building) will limit erosion from this confined space. Horses are not pastured to not over graze the land.

2102.07 Will provide roadway capacity necessary to maintain the adopted roadway level-of-service for the proposed development concurrently with the impacts of such development.

The traffic generated from the riding lessons will have a minimal impact to East Cherry Creek Road. The effect of the individual scheduled lessons will not cause arrival and departure concerns.

2102.08 Will provide public facilities and services necessary to accommodate the proposed development concurrently with the impacts of such development.

The request for additional riding lessons does not require additional public facilities and services. Since the lessons are private, no additional staffing is required.

2102.09 Will not cause significant air, water, or noise pollution.

No significant air, water or noise pollution is anticipated from the additional riding lessons.

2102.11 Will be adequately landscaped, buffered, and screened. Complies with the following standards regarding water supply:

2102.11.1 If it is demonstrated that the use by special review will not generate any ongoing water demand, no proof of water supply shall be required and no other provisions of Section 18A, Water Supply - Overlay District, herein, shall be applicable. (Amended 5/26/2015)

A well permit was obtained for 15gpm, adequate for the watering of the horses.

2102.11.2 If it is demonstrated that the use by special review, when located on a conforming parcel within the A-1 or LRR zone district, will generate 21 - 2 Section 21 4/28/15 DOUGLAS COUNTY ZONING RESOLUTION Use By Special Review a water demand not to exceed three (3) acre-feet per year, and that the demand can be supplied by a groundwater well which has or is capable of receiving a permit from the Colorado Division of Water Resources for such use, this standard shall be met and no other provisions of Section 18A, Water Supply - Overlay District,

herein, shall be applicable. Water demands shall be estimated in accordance with the Minimum Water Demand Standards defined in Section 18A, Water Supply – Overlay District, herein. (Amended 5/26/2015)

A well permit was obtained for 15gpm, adequate for the watering of the horses.

2102.11.3 For all other use by special review applications, the applicant shall demonstrate conformance with Section 18A, Water Supply - Overlay District, herein. (Amended 5/26/2015)

The water supply is adequate for this use.

2102.12 Will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of the County.

The requested use is not detrimental to the health, safety, or welfare of the citizens of Douglas County.

In addition, specific to this land use, Section 2107.24 identifies horse boarding or training facility in A-1, LRR, RR, and ER zone districts where the number of boarded horses exceeds the maximum number of horses permitted by right or by administrative review, or the number of lessons for non-owned horses, or riders not related to the landowner or lessee, exceeds 14 per week. The applicant shall demonstrate a minimum water supply of 20 gallons per horse per day. The applicant must obtain the necessary well permits from the State Division of Water Resources. On the Plan Exhibit, the applicant shall identify areas of allowable devegetation, pastures proposed for horse grazing, the pasture grazing schedule, manure storage areas, and the method and frequency of manure disposal.

The request for the additional riding lessons follow the Douglas County Animal Regulations as identified below:

Setbacks:

Required Street setback 100’	Provided Street setback 250’
Required Side Lot line setback 50’	Provided Side Lot line setback 87’
Required Rear Lot line setback 50’	Provided Rear Lot line setback 700’

Vegetation Requirements:

Maximum De-vegetation Area Requirements are established at 5.2 acres or 10%, whichever is greater, to a maximum of 10 acres for lots 35 acres or larger.

This 40 acre site would be allowed 4 acres of de-vegetation. Based upon the site plan and drainage plan, the proposed outdoor arena, horse paddocks, and gravel driveway will disturb 1.2 acres.

Waste and Odor Regulations:

The owners have over 10 years experience operating a similar horse training facility and provide removal of manure at regular intervals and spread to minimize breeding of flies and control odor. The easterly portion of the site is undisturbed to accept the manure. The westerly portion of the site drains toward East Cherry Creek Road. A detention pond is planned in the northwesterly portion of the site so that no manure will be spread to diminish water quality discharging to the public right-of-way. The 40 acre site provides sufficient setbacks (greater than minimum 100 feet) for manure piles.

Animal Limits:

The Zone District Animal Limits for A-1 35+ acres identifies NO LIMIT on own livestock (Boarded horses: 4 by right; 5-12 by admin. approval; 13+ by USR).

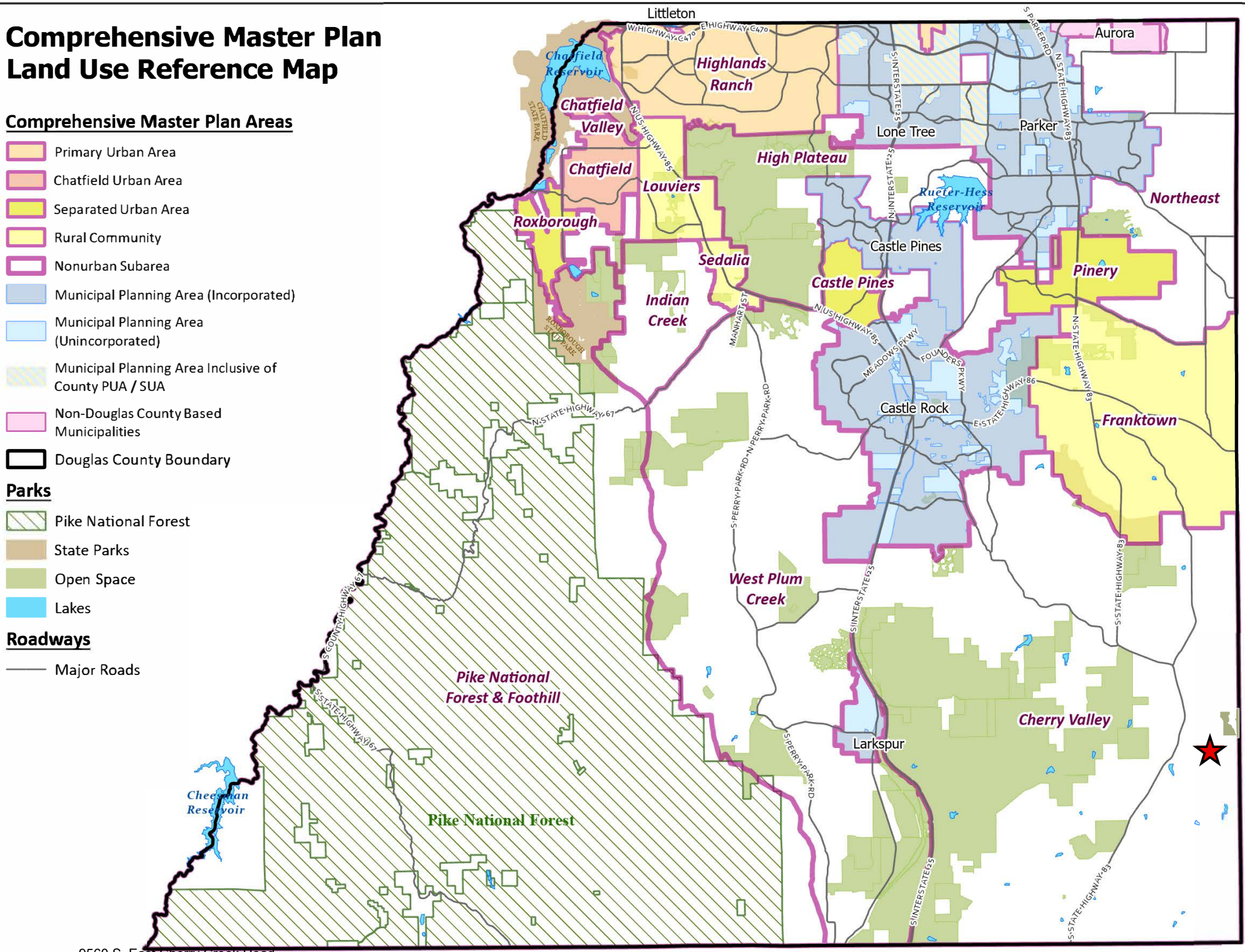
Only horses owned by the owners are provided for the riding lessons. No boarding is provided.

Please call me directly if you have any questions.

Sincerely,

Mace Pemberton
MACE LLC

Comprehensive Master Plan Land Use Reference Map



Comprehensive Master Plan Areas

- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County Boundary

Parks

- Pike National Forest
- State Parks
- Open Space
- Lakes

Roadways

- Major Roads

9560 S East Cherry Creek Road

US2025-003
Zoning Map

N

LEGEND
- Roads
- Major Roads
- Parcels - PARCELS
- A1 - AGRICULTURAL ONE

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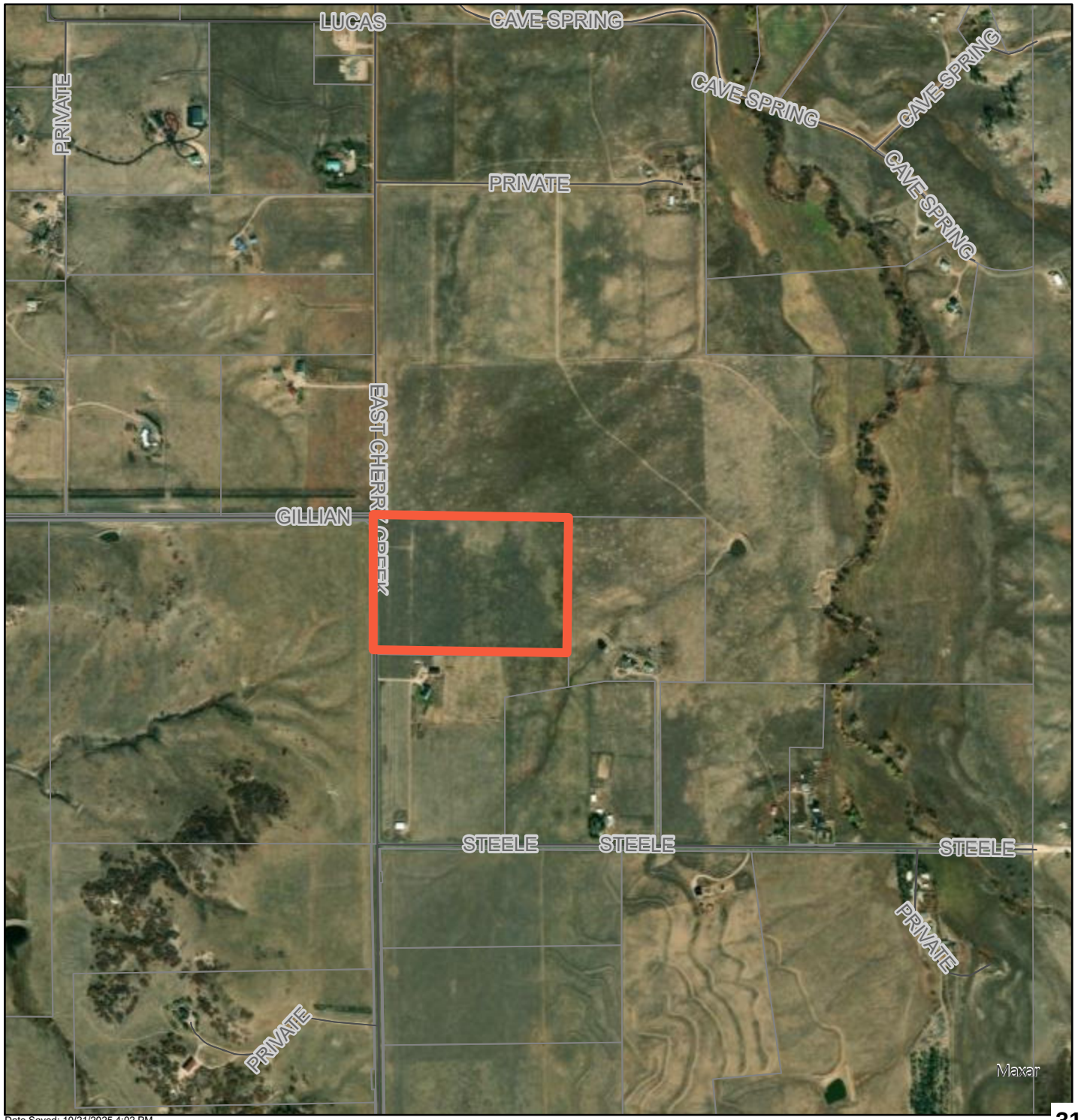
9560 S East Cherry Creek Road

US2025-003
Aerial Map

N

LEGEND
- Roads
- Major Roads
- Parcels - PARCELS



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Project Name: 9560 S East Cherry Creek Rd
Project File #: US2025-003
Date Sent: 07/28/2025 **Date Due:** 08/18/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	07/29/2025	No Comment	No response required
Assessor	07/29/2025	Received: please be aware we have no comments.	No response required
AT&T Long Distance - ROW	07/30/2025	No Comment	No response required
Black Hills Energy		No Response Received	No response required
Building Services	07/30/2025	No Comment	No response required
CenturyLink	08/01/2025	No Comment	No response required
Cherry Creek Basin Water Quality Authority	08/12/2025	Summary of Response: The Cherry Creek Basin Water Quality Authority acknowledges notification that the proposed development plans for US2025-003, 9560 S. East Cherry Creek Rd will be reviewed by Douglas County.	No response required
Colorado Department of Transportation CDOT-Region # 1	07/28/2025	No Comment	No response required
Colorado Division of Water Resources	08/20/2025	Summary of Response: As currently permitted, well permit no. 336787 cannot be used for commercial purposes (including those associated with a horseback riding facility). However, according to DWR's 2023-1 guideline water from a well permitted for those non-commercial uses may be used at a property where commercial activity occurs, so long as no additional water will be diverted or consumed as a result of the business being conducted on the property. Specifically, employees (other than a party living in a single-family residence on the property) and customers cannot use water from the well, and any business on the property cannot use water from the well for conducting business. Therefore, so long as no water use is associated with the horseback riding facility, our office has no comments. However, if there is use of water from the existing well for the horseback riding facility a commercial well permit must be obtained for commercial purposes. Well permit no. 336787 would need to be repermitted pursuant to a court-approved augmentation plan. Review letter for full response.	The applicant proposes bottled water and a portable toilet for the riding academy participants.

Project Name: 9560 S East Cherry Creek Rd
Project File #: US2025-003
Date Sent: 07/28/2025 **Date Due:** 08/18/2025

Agency	Date Received	Agency Response	Response Resolution
Colorado Geological Survey	08/14/2025	No Comment	No response required
Comcast		No Response Received	No response required
Douglas County Conservation District		No Response Received	No response required
Douglas County Health Department		No Response Received	No response required
Elbert County Community & Development Services		No Response Received	No response required
Engineering Services	08/12/2025	Received: Please review red-marked comments on the DESC Plan, USR Exhibit and the Phase III Drainage Report.	The applicant worked with PWE and has executed a USRPIA to ensure the detention pond will be constructed according to PWE standards.
Franktown FD	08/18/2025	No Comment	No response required
Mountain View Electrical Association, Inc.	10/28/2025	Received: MVEA will work with the developer on the design of the electric service and to acquire any needed utility easements. MVEA also requests the platting of MVEA's existing facilities with easements on the plat. MVEA has existing electric and/or broadband facilities near and within this parcel of land. If there is any damage, removal or relocation of facilities it will be at the expense of the applicant.	The applicant will identify the easement on the survey and work with MVEA during construction.
Office of Emergency Management	07/29/2025	No Comment	No response required
Rural Water Authority of Douglas County		No Response Received	No response required
Sheriff's Office		No Response Received	No response required
Sheriff's Office E911		No Response Received	No response required
Wildfire Mitigation	08/13/2025	Received: A wildfire hazard assessment was performed, fuels are light, grass fuels, wildfire mitigation has no issues with the USR, no wildfire mitigation related actions are required at this time.	No response required
Xcel Energy-Right of Way & Permits	08/12/2025	Received: PSCo has reviewed the plans for the above-mentioned case and currently has no apparent conflict.	No response required

From: annb cwc64.com
To: Heather Scott
Cc: CHOY, PAM; duanew cwc64.com; jt cwc64.com
Subject: 9560 S. East Cherry Creek Rd Franktown, Colorado Douglas County eReferral #US2025-003
Date: Wednesday, July 30, 2025 12:00:44 PM

Hi Heather,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near 9560 S. East Cherry Creek Rd Franktown, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.

Please feel free to contact us with any questions or concerns.

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@cwc64.com

The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited.

From: Varner - CDOT, Jessica
To: Heather Scott
Cc: Steven Loeffler - CDOT
Subject: 9560 S. East Cherry Creek Rd Project Number:US2025-003
Date: Monday, July 28, 2025 2:09:28 PM

Hi Heather,

I have reviewed the referral for 9560 S. East Cherry Creek Rd and have no comment. This development is off the CDOT system.

Thank you for the opportunity to review this referral.

Thank you,

Jessica Varner
Permits Unit- Region 1

P 720.541.0441 | F 303.757.9053
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
Jessica.varner@state.co.us | www.codot.gov | www.cotrip.org

8/1/2025

Heather Scott
Douglas County Planning Services
100 Third Street
Castle Rock, CO

No Reservations/No Objections

SUBJECT: Rezoning of 9560 SE Cherry Creek Rd in Douglas Co, CO.

To Whom It May Concern:

Quest Corporation d/b/a CENTURYLINK QC ("CenturyLink") has reviewed the request for the subject rezoning and has determined that it has no objections with respect to the areas proposed for rezoning as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

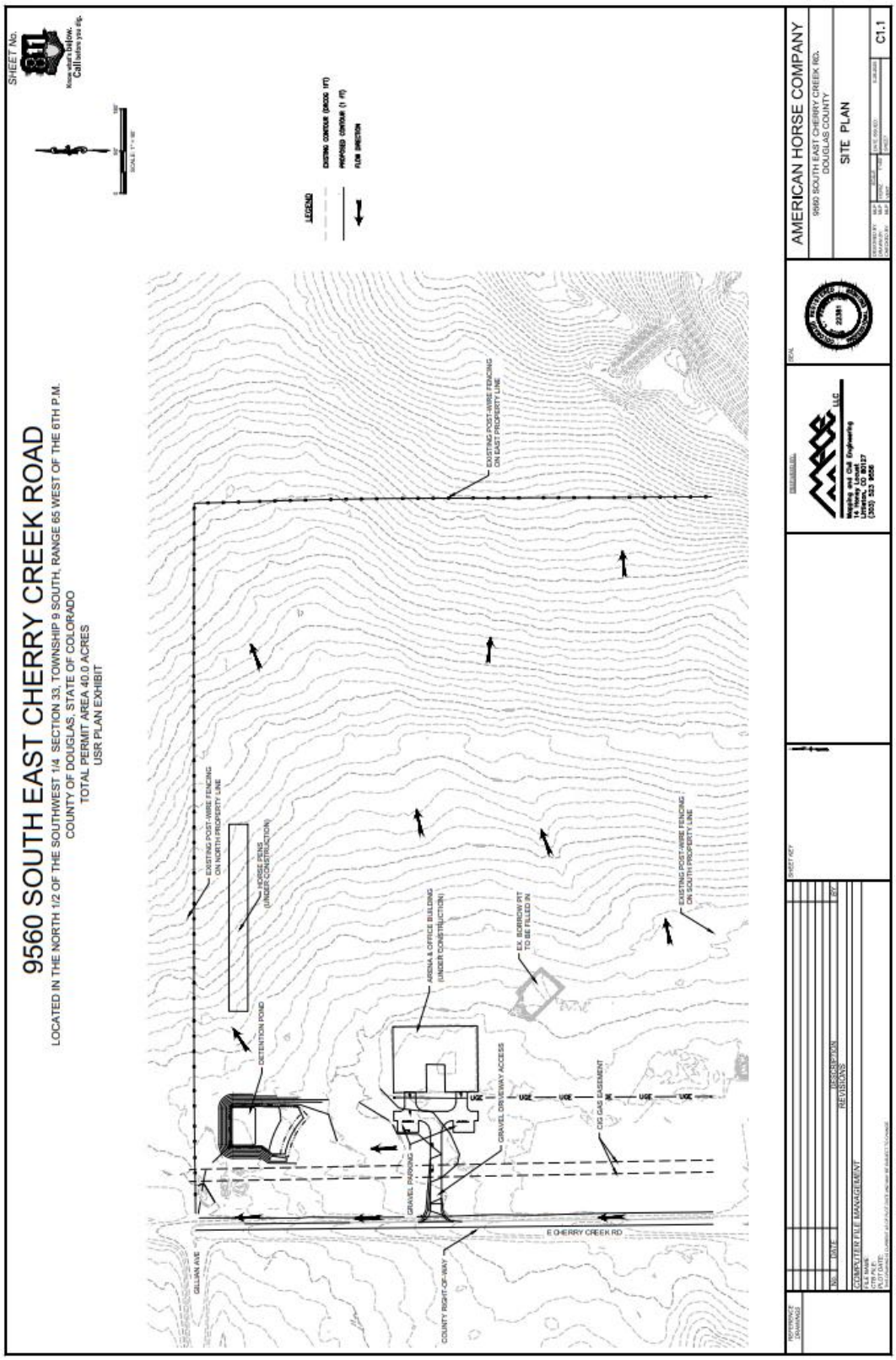
It is the intent and understanding of CenturyLink that this rezoning shall not reduce our rights to any existing easement or rights we have on this site or in the area.

If you have any questions, please contact Richard Hollis at 903-559-1095 or richard.hollis@lumen.com

Sincerely yours,

CenturyLink ROW Team

Exhibit A


9560 SOUTH EAST CHERRY CREEK ROAD
LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
TOTAL PERMIT AREA 40.0 ACRES
USR PLAN EXHIBIT
LEGEND
EXISTING CONTOUR (2ft/10 ft)
PROPOSED CONTOUR (1 ft)
FLOW DIRECTION
EXISTING POST-WIRE FENCING ON NORTH PROPERTY LINE
HORSE PENS (UNDER CONSTRUCTION)
DETENTION POND
ARENA & OFFICE BUILDING (UNDER CONSTRUCTION)
EX. BORROW PIT TO BE FILLED IN
EXISTING POST-WIRE FENCING ON EAST PROPERTY LINE
EXISTING POST-WIRE FENCING ON SOUTH PROPERTY LINE
GRAVEL PARKING
GRAVEL DRIVEWAY ACCESS
CIG GAS EASEMENT
UGE
E CHERRY CREEK RD
COUNTY RIGHT-OF-WAY
GILLIAN AVE
AMERICAN HORSE COMPANY
9560 SOUTH EAST CHERRY CREEK RD.
DOUGLAS COUNTY
SITE PLAN
C1.1

COLORADO
Division of Water Resources
Department of Natural Resources

August 20, 2025

Heather Scott
Douglas County Planning Services
Transmission via email: hscott@douglas.co.us

Re: 9560 South East Cherry Creek Road
Case No. US2025-003 Cornerstone Riding Academy
Part of the SW ¼ of Section 33, Township 9 South, Range 65 West, 6th P.M.
Water Division 1, Water District 8

Dear Heather Scott:

We have reviewed the information provided on July 28, 2025 concerning the above referenced Use by Special Review to allow the Cornerstone Riding Academy to increase the horseback riding lessons to 14 lessons per day. The Cornerstone Riding Academy provides horseback riding lessons predominantly utilizing their own trained horses.

This referral does not appear to qualify as a "subdivision" as defined in Section 30- 28-101(10)(a), C. R. S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

According to the information provided in the application, the proposed water source is an existing well operating under permit no. 336787. Well permit no. 336787 was issued on December 11, 2024 for fire protection, ordinary household purposes inside not more than three (3) single-family dwellings, the watering of poultry, domestic animals and livestock on a farm or ranch and the irrigation of not more than one (1) acre of home gardens and lawns. The well is completed to withdraw water from the not nontributary Upper Dawson aquifer.

As currently permitted, well permit no. 336787 cannot be used for commercial purposes (including those associated with a horseback riding facility). However, according to DWR's 2023-1 guideline water from a well permitted for those non-commercial uses may be used at a property where commercial activity occurs, so long as no additional water will be diverted or consumed as a result of the business being conducted on the property. Specifically, employees (other than a party living in a single-family residence on the property) and customers cannot use water from the well, and any business on the property cannot use water from the well for conducting business.

Therefore, so long as no water use is associated with the horseback riding facility, our office has no comments. However, if there is use of water from the existing well for the horseback riding facility a commercial well permit must be obtained for commercial purposes. Well permit no. 336787 would need to be repermitted pursuant to a court-approved augmentation plan.

Alternatively, the applicant could obtain a commercial well permit to construct a new well for the horseback riding facility utilizing one of the nontributary aquifer sources beneath the parcel.

The ability to repermit the existing well or obtain a permit to construct a new well (along the allowed uses) will be determined at the time when a complete well permit application is filed with and reviewed by the State Engineer’s Office.

Please contact me at 303-866-3581 x8246 or at loana.Comaniciu@state.co.us with questions.

Sincerely,

Ioana Comaniciu, P.E.

Water Resources Engineer

Ec: Referral no. 34357

Water well permit no. 336787

From:	Comaniciu - DNR, Ioana
To:	Heather Scott
Cc:	Jeanette Bare
Subject:	Re: FW: FW: Douglas County eReferral (US2025-003) Is Ready For Review
Date:	Tuesday, October 7, 2025 3:38:57 PM

Good Afternoon,

I apologize for the late response on this. But please note that based on my conversation with the property owner for US2025-003 we agreed that a well permit for commercial use is not necessary as long as employees (other than a party living in a single-family residence on the property) and customers will not use water from the well, and any employees/customers conducting business on the property will use porta-potty on site and water bottle for drinking purposes.

Please let me know if you have any other questions or concerns.
Sincerely,

Ioana Comaniciu, P. E.

Water Resource Engineer

P 303-866-3581 x 8246

1313 Sherman St., Suite 821 Denver CO 80203

ioana.comaniciu@state.co.us | https://dwr.colorado.gov

On Wed, Sep 24, 2025 at 3:35 PM Heather Scott <hscott@douglas.co.us> wrote:

> Good afternoon Ioana,
>
> Please review Tara's comments below and let me know if that is sufficient. We can arrange a phone conversation if necessary!
>
> Thank you,
>
> **Heather Scott, AICP** | Principal Planner
>
> **Douglas County Department of Community Development**

Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4358 **Mobile** | 303-919-4801

Email | hscott@douglas.co.us

From: Tara Hernandez <tara@theamericanhorsecompany.com>
Sent: Thursday, September 18, 2025 3:20 PM
To: Heather Scott <hscott@douglas.co.us>
Cc: Jeanette Bare <JBare@douglas.co.us>; Michael Cairy <MCairy@douglas.co.us>; ioana.comaniciu@state.co.us
Subject: Re: FW: Douglas County eReferral (US2025-003) Is Ready For Review

Good Afternoon Heather,

I just spoke to Iona and she agreed that if we had a porta-potty on site for our customers to use then that would be sufficient enough for her. The well is still fine for our horses and our personal use, just the clients cannot use that.

We already have a porta-potty on site and have had it there for close to a year so we will just keep it there and use the porta-potty for clients only. I have cc'd Iona on this email just to make sure we are all on the same page.

Please let me know if you have any additional questions or need anything else.

Thank you.

Sincerely,

Tara Hernandez

719-600-1832

"Success doesn't come from what you do occasionally, but from what you do

consistently."

www.theamericanhorsecompany.com

On Thu, Sep 18, 2025 at 2:24 PM Heather Scott <hscott@douglas.co.us> wrote:

> Hello Tara,
>
> Please review the email string from Ioana, at the State Water Resource Office, below. You may need to have your well company reach out to Ioana directly. At this time, a commercial well permit must be obtained for the USR to allow commercial purposes.
>
> Thank you,
>
> **Heather Scott, AICP** | Principal Planner
>
> **Douglas County Department of Community Development**
>
> **Address** | 100 Third St., Castle Rock, CO 80104
> **Direct** | 303-814-4358 **Mobile** | 303-919-4801
>
> **Email** | hscott@douglas.co.us
>
> ---
>
> **From:** Comaniciu - DNR, Ioana <ioana.comaniciu@state.co.us>
> **Sent:** Thursday, September 18, 2025 2:11 PM
> **To:** Heather Scott <hscott@douglas.co.us>
> **Cc:** Michael Cairy <MCairy@douglas.co.us>
> **Subject:** Re: Douglas County eReferral (US2025-003) Is Ready For Review
>
> Hello Heather,
>
> I believe our comment letter to the county on US2025-003 is clear that the well operating under permit no. 336787 cannot be used for any commercial purposes (including those associated with a horseback riding facility or customers using the bathroom facilities). Specifically, employees (other than a party living in a single-family residence on the property) and

customers cannot use water from the well, and any business on the property cannot use water from the well for conducting business. I explained this to the property owner during our phone conversation.

In conclusion, if there is use of water from the existing well for the horseback riding facility or customers use water from the well, a commercial well permit must be obtained for commercial purposes. Well permit no. 336787 would need to be re-permitted pursuant to a court-approved augmentation plan. As an option, the applicant could obtain a commercial well permit to construct a new well for the horseback riding facility utilizing one of the nontributary aquifer sources beneath the parcel.

Please contact me at this office if you have any other questions.

Best Regards,

Ioana Comaniciu, P. E.

Water Resource Engineer

P 303-866-3581 x 8246

1313 Sherman St., Suite 821 Denver CO 80203

ioana.comaniciu@state.co.us | https://dwr.colorado.gov

On Mon, Sep 15, 2025 at 12:15 PM Heather Scott <hscott@douglas.co.us> wrote:

> Good morning Ioana,
>
> I spoke with the applicant, Tara Hernandez, regarding your response letter to US2025-003. Tara indicated that she spoke with you and a commercial well permit was not needed as they were only boarding their own horses. Do they need a commercial well

to have their riding academy clients utilize the bathroom facilities onsite?

Please advise if you have had any dialog with the applicant and if so, how best to handle the well on this site. Do you have a revised response for this application? Any insight would be greatly appreciated.

Thank you,

Heather Scott, AICP | Principal Planner

Douglas County Department of Community Development

Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4358 **Mobile** | 303-919-4801

Email | hscott@douglas.co.us

From: Comaniciu - DNR, Ioana <ioana.comaniciu@state.co.us>
Sent: Wednesday, August 20, 2025 3:35 PM
To: Heather Scott <hscott@douglas.co.us>
Subject: Re: Douglas County eReferral (US2025-003) Is Ready For Review

Good Afternoon,

Attached is the State Engineer's Office comment letter on US2025-003 referral.

Best Regards,

Ioana Comaniciu, P. E.

Water Resource Engineer

P 303-866-3581 x 8246

1313 Sherman St., Suite 821 Denver CO 80203

ioana.comaniciu@state.co.us | https://dwr.colorado.gov

On Mon, Jul 28, 2025 at 11:54 AM <hscott@douglas.co.us> wrote:

> There is an eReferral for your review. Please use the following link to log on to your account:
> https://urldefense.com/v3/__https://apps.douglas.co.us/planning/projects/Login.aspx__;!!PUG2raq7KiCZwBk!Ys3uH9hglktZPnfz6EX3kytytNvPIE5j9B_2iscAfDyf8xj3rmWFfnbZaS2AkcnuPKgiPr_N27fHTZeWt_JrEg$
>
> Project Number: US2025-003
>
> Project Title: 9560 S. East Cherry Creek Rd
>
> Brief Description:
>
> The applicant is requesting approval of a Use by Special Review (USR) to allow a riding academy and offer 14 horseback riding lessons per day. Hours of operation will be Monday through Friday from 8am to 6pm and Saturdays, 9am to 4pm.
>
> If you have any questions, please contact me.
>
> Sincerely,
>
> Heather Scott
> Douglas County Planning Services
> 100 Third Street
> Castle Rock, CO 80104
> 303-814-4358 (office)
> 303-919-4801 (cell)

A Member-Owned Cooperative

MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.

Your Touchstone Energy® Cooperative

Oct 28, 2025

Heather Scott
Douglas County Department of Community Development
100 Third St.,
Castle Rock, CO 80104

SUBJECT: Engineering Review Comment
Mountain View Electric Association Inc. (MVEA)

To El Paso County:

MVEA has these comments about the following:

Project Name: Horse Riding Academy
Project Number: US2025-003
Description: Proposed development of 1 residential lot located at Gillian Ave. and South East Cherry Creek Rd. in Township 09S, Range 65W, Section 33.

This area is within Mountain View Electric Association, Inc. certificated area. MVEA currently serves this parcel according to our Line Extension Policy. Information concerning connection requirements, fees, and upgrades under MVEA's Line Extension Policy can be obtained by contacting MVEA's Engineering Department.

MVEA will work with the developer on the design of the electric service and to acquire any needed utility easements. MVEA also requests the platting of MVEA's existing facilities with easements on the plat.

MVEA has existing electric and/or broadband facilities near and within this parcel of land. If there is any damage, removal or relocation of facilities it will be at the expense of the applicant.

If additional information is required, please contact me at (719)494-2699. Our office hours are 7:00 a.m. to 5:30 p.m., Monday – Thursday.

Sincerely,

Samantha Sherman

Samantha Sherman
Engineering Administrative Supervisor

This Association is an equal opportunity provider and employer.

Falcon: 11140 E. Woodmen Rd., Falcon, CO 80831
Limon: 1655 5th St., P.O. Box 1600, Limon, CO 80828

www.mvea.coop • (800) 388-9881
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GRANT OF RIGHT OF WAY

Michael Beasley and Marjorie Beasley

of the County of Douglas State of Colorado, hereinafter called the "Grantor", in consideration of the sum of ten dollars and other valuable considerations, hereby grants to **Mountain View Electric Association, Inc., a Colorado Corporation,** P.O. Box 1600, Limon, Colorado 80828, hereinafter called the "Grantee", its successors and assigns, and warrants title thereto, the easement and right-of-way to construct, maintain, change, renew, relocate, enlarge and operate its line or lines for the transmission and distribution of electrical energy and the monitoring and control thereof, including the necessary conduits, wires, and fixtures and as incident thereto, and in connection therewith, to construct, maintain, operate, relocate and enlarge such transformers, switch cabinets, voltage regulators and other above-ground apparatus, together with a telephone and/or telecommunications line (including but not limited to fiber optic cables) for use by Grantee, as may be found advisable, together with the right of ingress and egress across Grantor's property for any purpose necessary in connection therewith, over, upon, under and along a strip of land twenty (20) feet in width owned by Grantor, located in the N ½ SW ¼ of Section 33 Township 09 South, Range 65 West of the 6th P.M County of Douglas, State of Colorado, described as follows:

An easement ten (10) feet either side of the power line and other fixtures beginning on the south edge of the property line and extending approximately 240 feet east of the existing fence line on the south boundary and extending in a northerly direction approximately 985 feet to a newly installed transformer and meter located in the north one-half, of the southwest one-quarter of Section 33, Township 09 South, Range 65 West, County of Douglas, State of Colorado to provide service to the premises at 9560 South East Cherry Creek Road, and to neighboring properties.

The Grantee shall have the right (1) to trim or cut down any trees and shrubbery on or adjacent to said strip of land, and to control the growth of same by machinery or otherwise; and (2) to remove and enjoin and restrain the placement of any objects or buildings or changes of grade which may interfere with the construction and operation of such lines.

Grantor further grants unto the Grantee the right, privilege and authority to grant, permit or license any other public utility, cable television or private communications company to occupy and maintain its facilities within, over, upon, under and along the above described strip of land.

TO HAVE AND TO HOLD said easement and right-of-way unto the Grantee, its successors and assigns forever.

The Grantor covenants and agrees for himself, his heirs and assigns, not to change grade or erect any building or structure within the limits of said strip of land; and the Grantee, its successors and assigns, shall have the right, upon 10 days written notice to Grantor and AT THE EXPENSE OF GRANTOR (OR GRANTOR'S SUCCESSORS OR ASSIGNS), to remove objects or buildings interfering with the construction, maintenance, operation, control and use of said lines, to restore grade, or to relocate Grantee's facilities and right-of-way in order to remove the interference.

The Grantor agrees that all wires, cables and other facilities, including any main service entrance equipment, installed in, upon or under the above-described easement and right-of-way by Grantee shall remain the property of Grantee, removable at the option of Grantee.

This grant is subject to the right of the Grantor, his successors and assigns, to pass over said strip of land from one portion of the land to another, and to otherwise use, pasture and cultivate the surface of said strip of land consistent with the use of said strip of land by the Grantee, its successors and assigns, for the purposes aforesaid.

The Grantee, for itself, its successors and assigns, hereby agrees to repair, replace or pay for any damage which may arise from constructing, maintaining, operating or removing said electric distribution and/or transmission line or lines so far as the same shall affect fences, irrigation or draining ditches, or growing lawns, gardens or crops (not including trees unless specifically agreed to by a separate writing) that do not interfere with the operation and use of Grantee's lines and equipment, said damage, if not mutually agreed upon, to be ascertained and determined by three disinterested persons, one thereof to be appointed by the Grantor (or Grantor's successors or assigns), one by the Grantee and the third person by the two persons aforesaid; the award of such three persons to be final and conclusive.

The word "Grantor", wherever used herein, shall include either one or more persons or entities, and the masculine case wherever used shall include the feminine or neuter case. All covenants and agreements herein shall run with the land and shall bind and inure to the benefit of the successors, heirs and assigns of the parties.

Executed this 25 day of July, 2018

STATE OF Colorado)
)ss.
COUNTY OF Douglas)

X Michael Beasley

X Marjorie Beasley

The within instrument was acknowledged before me this 25 day of July, 2018

by Michael Lee Beasley & Marjorie Beasley as OWNERS of 9560 S E Cherry Creek Rd
(Print the name(s) signed above)

(SEAL)

TAD H LUCAS THRASHER
Notary Public
State of Colorado
Notary ID 20114041608
My Commission Expires Jul 6, 2019

WITNESS my hand and official seal

18-0842 bdm
Work Order No.

Notary Public

85 Malcolm Castle Rock, CO 80108
Notary's Address

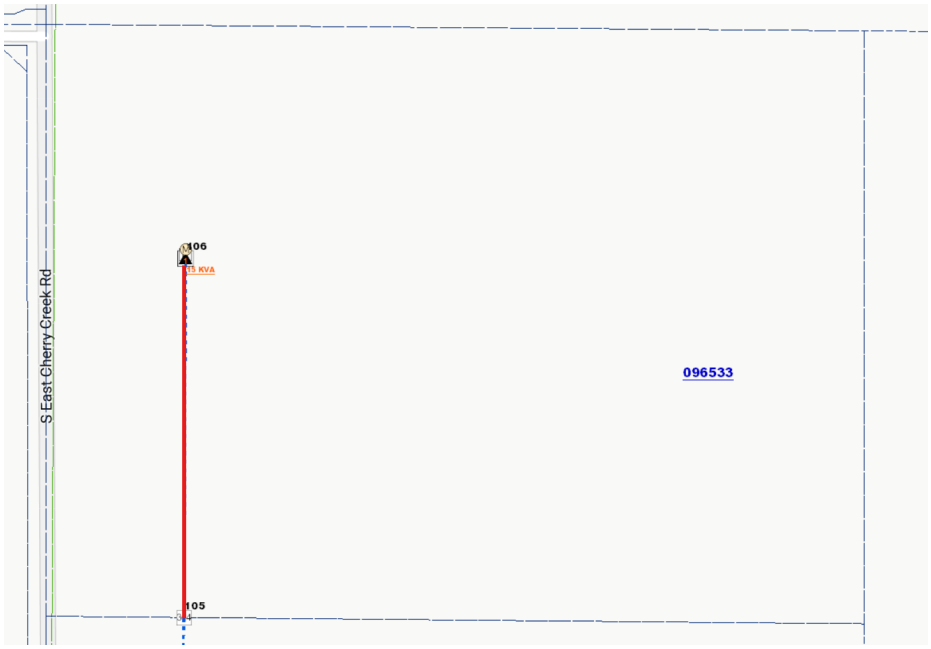
My Commission Expires 07/06/2019

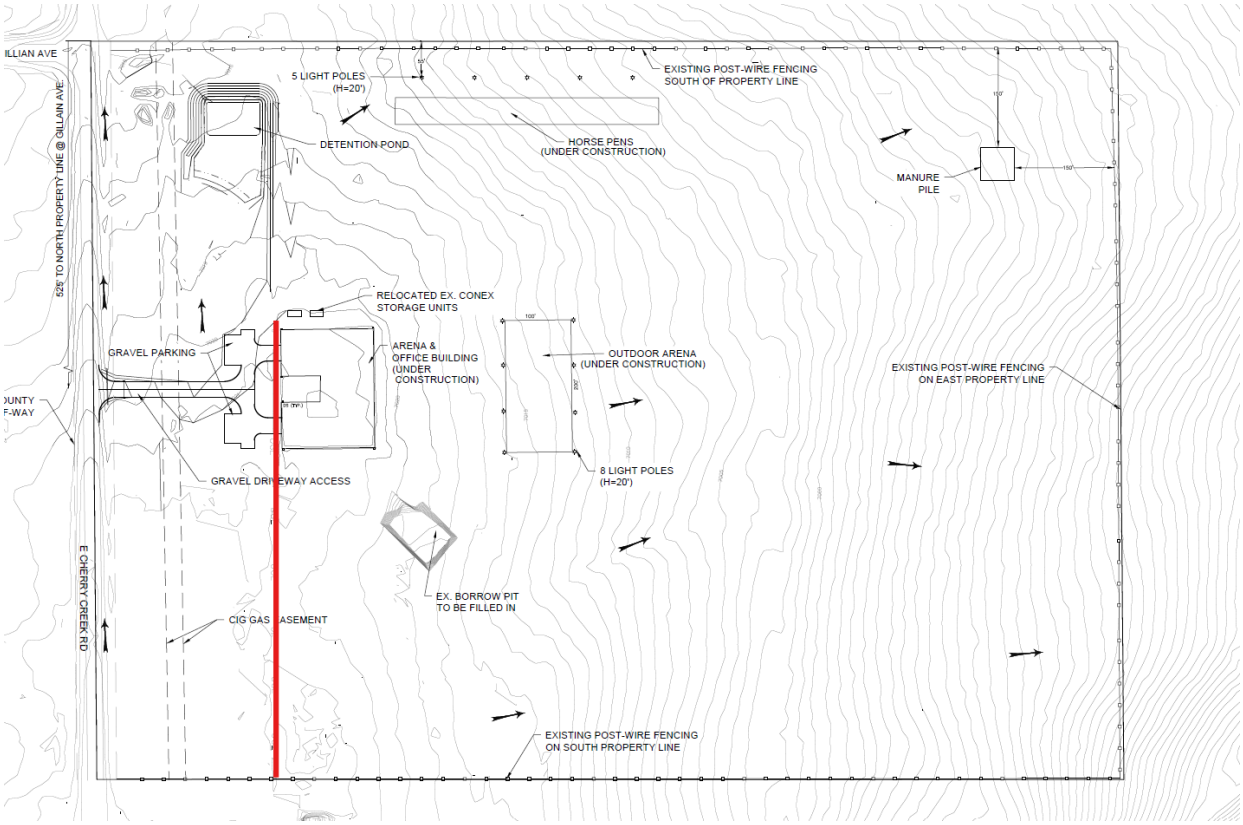
Ref: #2018060981, Date: 10/4/2018 3:14 PM,
Pages: 1 of 1, RECORDING $13.00
Douglas County, CO. Merlin Klotz, Clerk and Recorder

From: Permitting
To: Heather Scott
Subject: RE: US2025-003 9560 S. East Cherry Creek Road
Date: Tuesday, October 28, 2025 12:01:29 PM
Attachments: image008.png
image009.png
image010.png
image011.png
image012.png
image013.png
image014.png
image015.png
image016.png

Good morning,

Please see the drawings below of our line location:





Thank you,

Samantha Sherman
Engineering Administrative Supervisor
Mountain View Electric Association, Inc.
Falcon Office
11140 E. Woodmen Road, Falcon, CO 80831
Direct: (719) 494-2699
Cell: (719)715-3039
www.mvea.coop

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MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
Your Touchstone Energy® Cooperative
This Association is an equal opportunity provider and employer.

From: Heather Scott <hscott@douglas.co.us>
Sent: Tuesday, October 28, 2025 11:55 AM
To: Permitting <permitting@mvea.coop>
Cc: Jeanette Bare <JBare@douglas.co.us>
Subject: RE: US2025-003 9560 S. East Cherry Creek Road

CAUTION: This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.

Good morning Samantha,

Thank you for your letter. I will add the letter to the public file. Would you be able to identify where the existing lines are onsite? Please mark up the drawings and I will send the red marks to the applicant for review.

Thank you,
Heather Scott, AICP | Principal Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4358 **Mobile** | 303-919-4801
Email | hscott@douglas.co.us

From: Permitting <permitting@mvea.coop>
Sent: Tuesday, October 28, 2025 11:41 AM
To: Heather Scott <hscott@douglas.co.us>
Subject: RE: US2025-003 9560 S. East Cherry Creek Road

Good morning,
Please see the attached comment letter for the project listed above. Let me know if you have any questions.
Thank you,

Samantha Sherman
Engineering Administrative Supervisor
Mountain View Electric Association, Inc.
Falcon Office
11140 E. Woodmen Road, Falcon, CO 80831
Direct: (719) 494-2699
Cell: (719)715-3039
https://link.edgepilot.com/s/73ac046e/IIS6KJhaZkaIWJbeFPlZ6g?u=http://www.mvea.coop/

This Association is an equal opportunity provider and employer.

From: Heather Scott <hscott@douglas.co.us>
Sent: Tuesday, October 21, 2025 12:32 PM
To: Gina Perry <Gina.P@mvea.coop>
Cc: Jeanette Bare <JBare@douglas.co.us>
Subject: US2025-003 9560 S. East Cherry Creek Road

CAUTION: This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.

Good afternoon Gina,

I am working on a project at 9560 S. East Cherry Creek to allow for a horse riding academy to allow up to 14 lessons per day. I was remiss on sending this referral to the correct electric company. This application is scheduled before the Planning Commission on November 3rd and the Board of County Commissioner's on November 18th. Please provide any comments prior to the November hearing dates. Let me know if you have any questions.

Thank you,
Heather Scott, AICP | Principal Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4358 **Mobile** | 303-919-4801
Email | hscott@douglas.co.us

From: Chuck Smith
To: Tara Hernandez; Heather Scott; Jeanette Bare
Subject: RE: US2025-003 9560 S. East Cherry Creek Road USR application
Date: Tuesday, August 12, 2025 1:44:51 PM
Attachments: Horse DESC Plan.pdf
image001.png
image002.png
Horse USR Exhibit.pdf
Horse Phase III Drainage Report.pdf

All – attached are our redlines on the proposed USR – thanks and if you have any questions, please let me know

Chuck Smith, CFM | Engineer III – Douglas County Engineering
Douglas County Department of Public Works Engineering
Engineering Services
Address | 100 Third St., Castle Rock, CO 80104
Main | 303-660-7490
Email | CSmith@douglas.co.us

From: Tara Hernandez <tara@theamericanhorsecompany.com>
Sent: Thursday, July 24, 2025 5:01 PM
To: Heather Scott <hscott@douglas.co.us>; Jeanette Bare <JBare@douglas.co.us>; Chuck Smith <CSmith@douglas.co.us>
Subject: Re: US2025-003 9560 S. East Cherry Creek Road USR application

Good Afternoon Heather,

Well it has been quite the journey getting here but I believe we have everything we need now for our USR to continue this process. I apologize in the delay, this was way more delayed than we thought it was going to be.

I have attached an updated USR, the Phase III report, and a new letter addressing the original concerns.

Please let me know if there are any questions and if you need anything else from us.

Thank you so much and we look forward to hearing from you and getting this process moving.

Sincerely,
Tara Hernandez
719-600-1832
"Success doesn't come from what you do occasionally, but from what you do consistently."
www.theamericanhorsecompany.com

On Thu, Apr 24, 2025 at 3:43 PM Tara Hernandez <tara@theamericanhorsecompany.com> wrote:

9560 South East Cherry Creek Road
PHASE III
DRAINAGE REPORT

Prepared For:

Cornerstone Riding Academy
Tara Hernandez
20631 County Road 149
Matheson, CO 80830

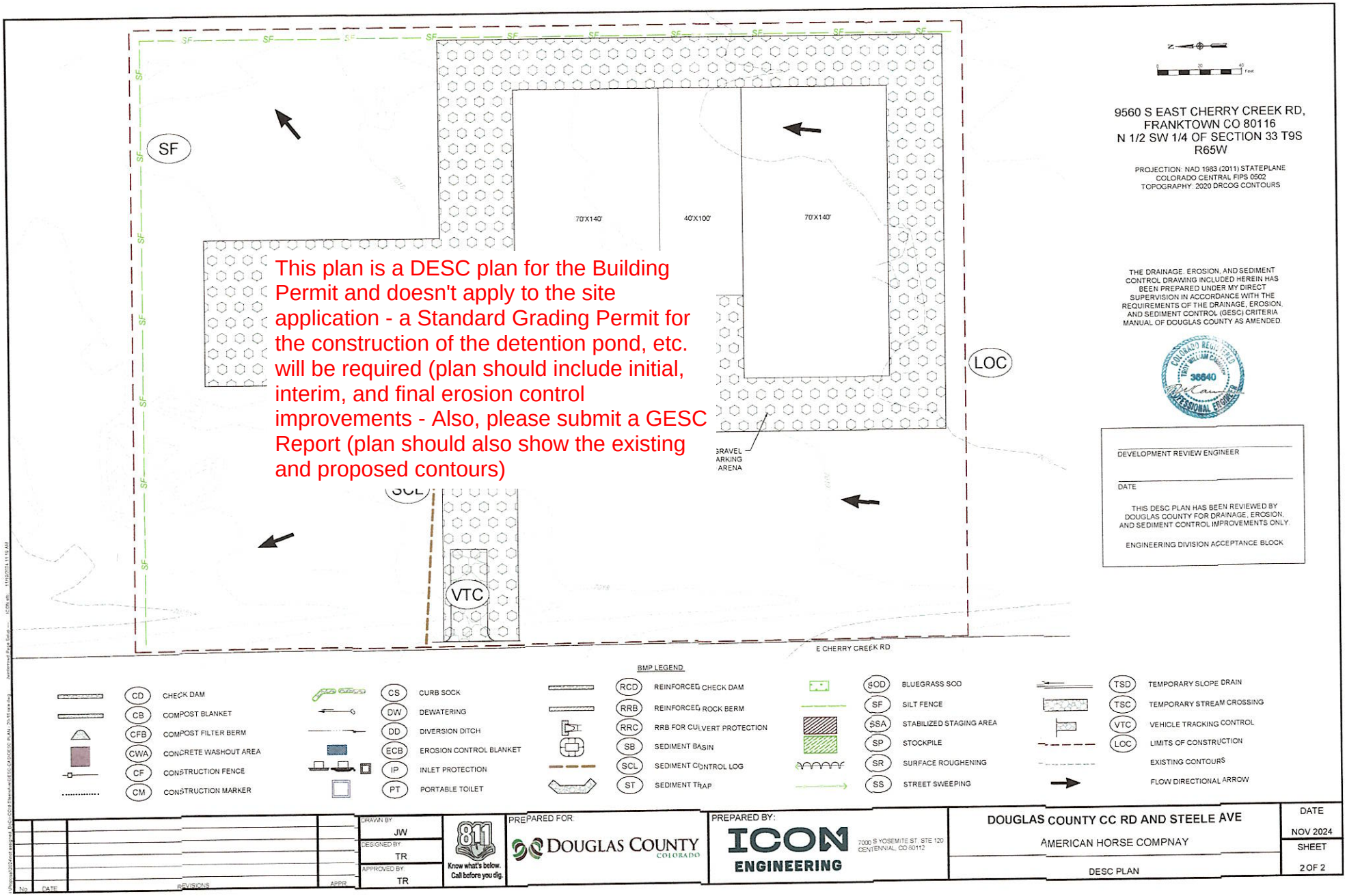
Prepared by:

MACE LLC
14 Honey Locust
Littleton, CO 80127

May 2025

The detention/water quality pond design will be reviewed in detail once the construction plans are submitted

Regarding the runoff coefficients - please refer to MHFD Volume 1-Chapter 6 for the update runoff coefficients


SF
LOC
VTC
70'X140'
40'X100'
70'X140'
GRAVEL
ARKING
ARENA
E CHERRY CREEK RD
This plan is a DESC plan for the Building Permit and doesn't apply to the site application - a Standard Grading Permit for the construction of the detention pond, etc. will be required (plan should include initial, interim, and final erosion control improvements - Also, please submit a GESC Report (plan should also show the existing and proposed contours)
9560 S EAST CHERRY CREEK RD,
FRANKTOWN CO 80116
N 1/2 SW 1/4 OF SECTION 33 T9S R65W
PROJECTION: NAD 1983 (2011) STATEPLANE COLORADO CENTRAL FIPS 0502
TOPOGRAPHY: 2020 DRCOG CONTOURS
THE DRAINAGE, EROSION, AND SEDIMENT CONTROL DRAWING INCLUDED HEREIN HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE DRAINAGE, EROSION, AND SEDIMENT CONTROL (GESC) CRITERIA MANUAL OF DOUGLAS COUNTY AS AMENDED.
COLORADO REGISTERED
38840
PROFESSIONAL ENGINEER
DEVELOPMENT REVIEW ENGINEER
DATE
THIS DESC PLAN HAS BEEN REVIEWED BY DOUGLAS COUNTY FOR DRAINAGE, EROSION, AND SEDIMENT CONTROL IMPROVEMENTS ONLY.
ENGINEERING DIVISION ACCEPTANCE BLOCK
CD CHECK DAM
CB COMPOST BLANKET
CFB COMPOST FILTER BERM
CWA CONCRETE WASHOUT AREA
CF CONSTRUCTION FENCE
CM CONSTRUCTION MARKER
CS CURB SOCK
DW DEWATERING
DD DIVERSION DITCH
ECB EROSION CONTROL BLANKET
IP INLET PROTECTION
PT PORTABLE TOILET
BMP LEGEND
RCD REINFORCED CHECK DAM
RRB REINFORCED ROCK BERM
RRC RRB FOR CULVERT PROTECTION
SB SEDIMENT BASIN
SCL SEDIMENT CONTROL LOG
ST SEDIMENT TRAP
SOD BLUEGRASS SOD
SF SILT FENCE
SSA STABILIZED STAGING AREA
SP STOCKPILE
SR SURFACE ROUGHENING
SS STREET SWEEPING
TSD TEMPORARY SLOPE DRAIN
TSC TEMPORARY STREAM CROSSING
VTC VEHICLE TRACKING CONTROL
LOC LIMITS OF CONSTRUCTION
EXISTING CONTOURS
FLOW DIRECTIONAL ARROW
No. DATE REVISIONS APPR.
DRAWN BY JW
DESIGNED BY TR
APPROVED BY TR
811 Know what's below. Call before you dig.
PREPARED FOR: DOUGLAS COUNTY COLORADO
PREPARED BY: ICON ENGINEERING 7000 S YOSEMITE ST, STE 120 CENTENNIAL, CO 80112
DOUGLAS COUNTY CC RD AND STEELE AVE
AMERICAN HORSE COMPNAY
DESC PLAN
DATE NOV 2024
SHEET 2 OF 2

SHEET No.

Know what's **below.** **Call** before you dig.

9560 SOUTH EAST CHERRY CREEK ROAD

LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
TOTAL PERMIT AREA 40.0 ACRES
USR PLAN EXHIBIT

MANAGEMENT PLAN

NUMBER OF ANIMALS:

OWNER HORSES: 10
TOTAL STALLS: 20

HOURS OF OPERATION:
8AM TO 6PM MONDAY–FRIDAY
9AM TO 4PM SATURDAY
CLOSED SUNDAY

NUMBER OF EMPLOYEES: 2
OWNERS/HORSE TRAINERS

LESSONS:
RIDING LESSONS 6 DAYS A WEEK.

TRAFFIC, PARKING, AND ACCESS:
APPROXIMATELY 20 TRIPS PER DAY, INCLUDING OWNERS AND LESSONS.
GRAVEL DRIVEWAY WITH PARKING AREA AT OFFICE.
DIRECT ACCESS TO E. CHERRY CREEK ROAD

FIRE PROTECTION:
FRANKTOWN FIRE DEPARTMENT

REQUIRED PERMITS:
ALL PERMITS ISSUED BY THE COUNTY WHEN THE BUILDINGS WERE CONSTRUCTED IN 2025.

SITE MAINTENANCE:
HAY DELIVERIES – APPROXIMATELY 4 TIMES PER YEAR.
COMPOST – REMOVED 4 TIMES PER YEAR
STALLS CLEANED TWICE DAILY

SITE RULES:
NO OUTSIDE BOARDING.
NO SMOKING IN ARENA.
NO DOGS IN ARENA.

SIGNATURE BLOCK

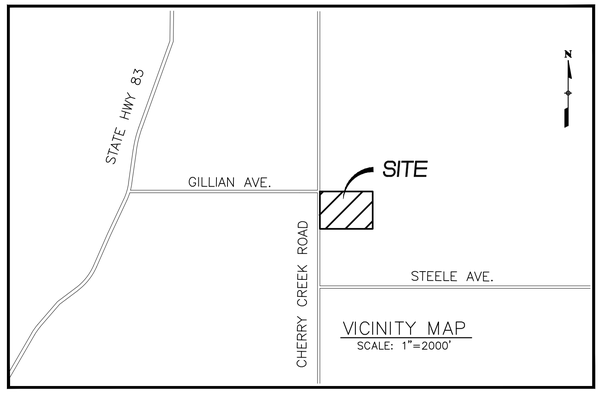
_____ _____
SIGNATURE OF OWNERS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, BY_____

MY COMMISSION EXPIRES: _____

WHITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC



VICINITY MAP
SCALE: 1"=2000'

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 33 AND CONSIDERING THE WEST LINE OF SECTION 33 TO BEAR NORTH 00 DEGREES 28 MINUTES 28 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN AND RELATIVE THERETO;
THENCE SOUTH 88 DEGREES 27 MINUTES 18 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 1557.65 FEET;
THENCE SOUTH 00 DEGREES 28 MINUTES 28 SECONDS EAST A DISTANCE OF 1118.45 FEET;
THENCE SOUTH 88 DEGREES 276 MINUTES 28 SECONDS EAST A DISTANCE OF 1557.57 FEET TO THE WEST LINE OF SAID SECTION 33;
THENCE NORTH 00 DEGREES 28 MINUTES 28 SECONDS WEST A DISTANCE OF 1118.740 FEET TO THE POINT OF BEGINNING,

BENCHMARK:

NGS CONTROL POINT TT3B SOUTH OF GILLIAN AVE. ON EAST CHERRY CREEK ROAD 0.5 MILES TO THE STATION ON THE WEST SIDE OF THE ROAD. THE STATION IS A BRASS DISK SET IN A CONCRETE MONUMENT STAMPED 1933 ELEV. 7028
ELEVATION = 7031 (NAVD88)

BASIS OF BEARINGS:

THE WEST LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST, IS ASSUMED TO BEAR N00°28'28"W. ALL OTHER BEARINGS ARE RELATIVE THERETO. ALL MONUMENTS EXIST AS SHOWN HEREON.

LIST OF DRAWINGS

SHEET	GENERAL DRAWINGS
1 OF 4	COVER SHEET
2 OF 4	SITE PLAN
3 OF 4	DETAIL GRADING PLAN
4 OF 4	DETAIL GRADING PLAN

THE USE BY SPECIAL REVIEW AS DEPICTED HEREIN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON _____, 2025.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

THE USE BY SPECIAL REVIEW IS SUBJECT TO YEARLY REVIEW, OR AS OTHERWISE DEFINED BY THE BOARD OF COUNTY COMMISSIONERS AS PART OF ITS APPROVAL OF THE USE BY SPECIAL REVIEW, TO ENSURE COMPLIANCE WITH THE APPROVAL STANDARDS AND CONDITIONS OF APPROVAL.

THE USE BY SPECIAL REVIEW SHALL TERMINATE WHEN THE USE OF THE LAND CHANGES OR WHEN THE TIME PERIOD ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS THROUGH THE APPROVAL PROCESS EXPIRES. THE OWNER SHALL NOTIFY THE ZONONG DIVISION OF A TERMINATION OF THE USE. WHEN THE ZONING DIVISION IS NOTIFIED OF A TERMINATION OF USE OR OBSERVES THAT THE USE HAS BEEN TERMINATED DURING THE ANNUAL REVIEW, A WRITTEN NOTICE OF TERMINATION SHALL BE SENT TO THE LANDOWNER.

ACCEPTANCE OF SITE CONSTRUCTION DRAWINGS BY DOUGLAS COUNTY ENGINEERING SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS. ACCEPTANCE OF SITE CONSTRUCTION DRAWINGS EXPIRES THREE (3) YEARS AFTER THE DATE OF SIGNATURE.

SIGNS SHOWN HEREON ARE NOT APPROVED. ALL SIGNS REQUIRE APPROVAL OF A SIGN PERMIT IN ACCORDANCE WITH THE SIGN STANDARDS SECTION OF THE DOUGLAS COUNTY ZONING RESOLUTION.

APPROVAL CERTIFICATE

PLANNING _____
INITIALS / DATE

OWNERS _____
INITIALS / DATE

_____
INITIALS / DATE

A Site Improvement Plan Improvements Agreement (SIPIA) will be required for this project - I will provide the applicant a copy of this agreement

REFERENCE DRAWINGS

No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT
FILE NAME:
CTB FILE:
PLOT DATE:
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY

PREPARED BY:

LLC
Mapping and Civil Engineering
14 Honey Locust
Littleton, CO 80127
(303) 523 9556

SEAL

AMERICAN HORSE COMPANY
9560 SOUTH EAST CHERRY CREEK ROAD
DOUGLAS COUNTY

COVER SHEET

DESIGNED BY:	MLP	SCALE	DATE ISSUED: 5-28-2025
DRAWN BY:	MLP	HORIZ	
CHECKED BY:	MLP	VERT.	SHEET C1.0

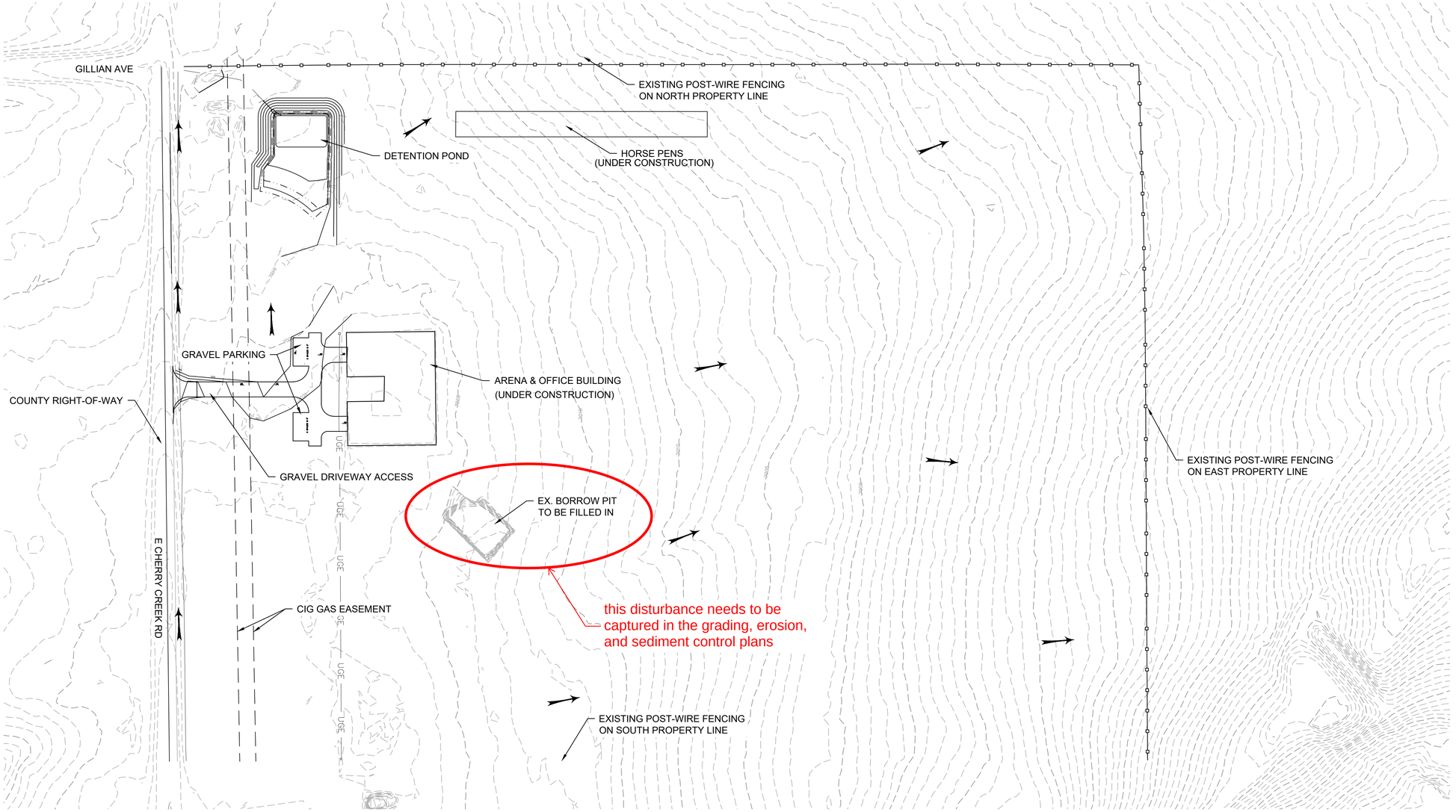
SHEET No.

9560 SOUTH EAST CHERRY CREEK ROAD

LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
TOTAL PERMIT AREA 40.0 ACRES
USR PLAN EXHIBIT

Know what's **below.** **Call** before you dig.

0 90' 180'
SCALE: 1" = 90'



LEGEND

- EXISTING CONTOUR (DRCOG 1FT)
- PROPOSED CONTOUR (1 FT)
- FLOW DIRECTION

REFERENCE DRAWINGS

No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT
FILE NAME:
CTB FILE:
PLOT DATE:
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY

PREPARED BY:

LLC
Mapping and Civil Engineering
14 Honey Locust
Littleton, CO 80127
(303) 523 9556

SEAL

COLORADO REGISTERED PROFESSIONAL ENGINEER
MICHAEL L. PEMBERTON
22381

AMERICAN HORSE COMPANY

9560 SOUTH EAST CHERRY CREEK RD.
DOUGLAS COUNTY

SITE PLAN

DESIGNED BY:	MLP	SCALE		DATE ISSUED:	5-28-2025
DRAWN BY:	MLP	HORIZ.	1"=50'	SHEET	C1.1
CHECKED BY:	MLP	VERT.			

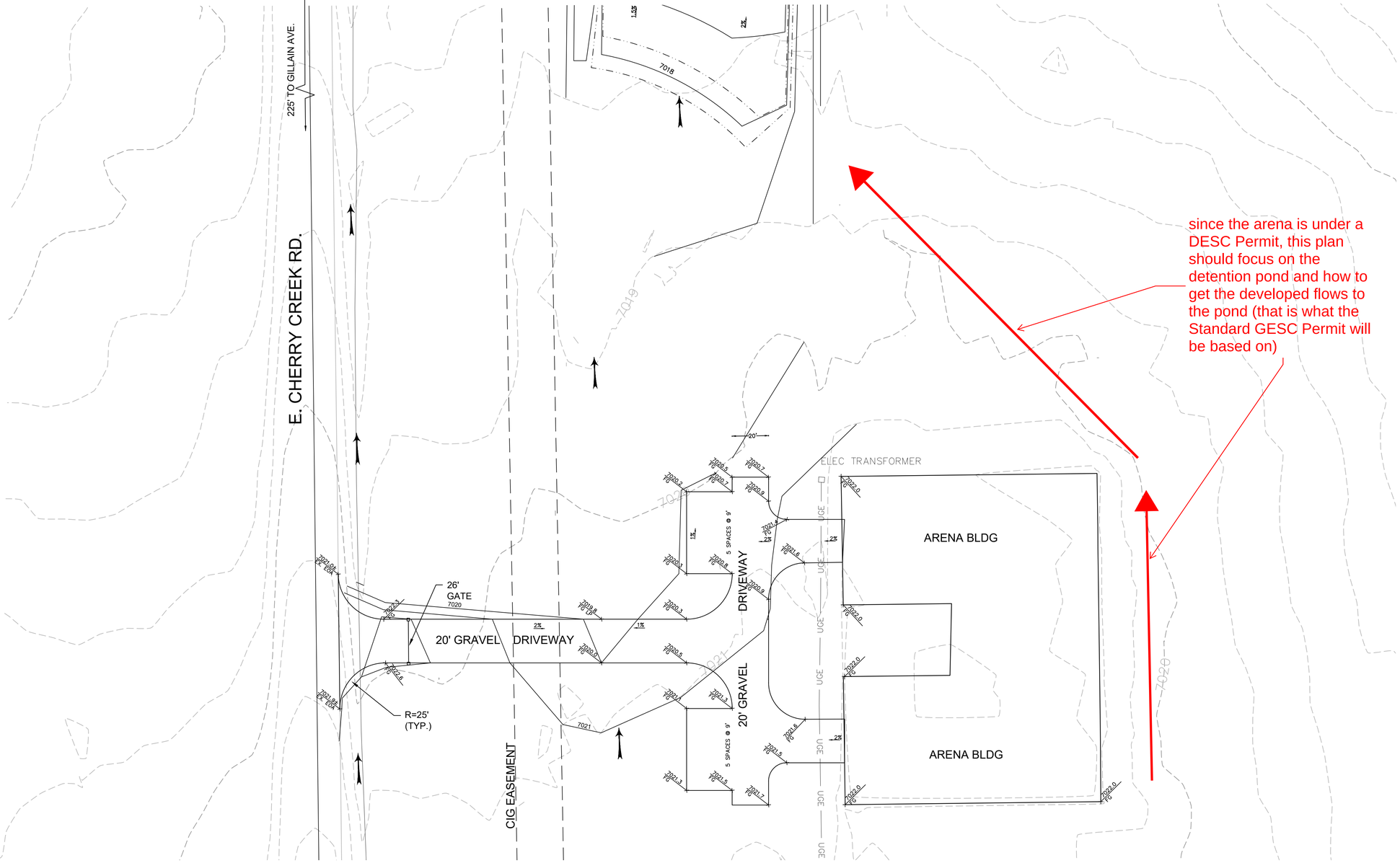
SHEET No.

9560 SOUTH EAST CHERRY CREEK ROAD

LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
TOTAL PERMIT AREA 40.0 ACRES
USR PLAN EXHIBIT

Know what's **below.** **Call** before you dig.

0 90' 180'
SCALE: 1" = 90'



LEGEND

- EXISTING CONTOUR (DRCOG 1FT)
- PROPOSED CONTOUR (1 FT)
- FLOW DIRECTION

REFERENCE DRAWINGS

No.	DATE	DESCRIPTION	BY
		REVISIONS	

COMPUTER FILE MANAGEMENT
FILE NAME:
CTB FILE:
PLOT DATE:
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY

PREPARED BY:

LLC
Mapping and Civil Engineering
14 Honey Locust
Littleton, CO 80127
(303) 523 9556

SEAL

COLORADO REGISTERED MICHAEL L. PINGERTON 22381 PROFESSIONAL ENGINEER

AMERICAN HORSE COMPANY

9560 SOUTH EAST CHERRY CREEK RD.
DOUGLAS COUNTY

DETAIL GRADING PLAN
(DRIVEWAY)

DESIGNED BY:	MLP	SCALE		DATE ISSUED:	5-28-2025
DRAWN BY:	MLP	HORIZ.	1"=50'	SHEET	C1.3
CHECKED BY:	MLP	VERT.			

SHEET No.

9560 SOUTH EAST CHERRY CREEK ROAD

LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
TOTAL PERMIT AREA 40.0 ACRES
USR PLAN EXHIBIT

Know what's below. Call before you dig.

0 90' 180'
SCALE: 1" = 90'

provide more detail on how where this runoff will drain

DRAINAGE SWALE @ 1%

construction plans are required to show the design of the outlet structure, emergency spillway, maintenance access etc.

OUTLET STRUCTURE

7016.0 INV
12" RCP

7017
7018
7019
7020
7020
7019
7018
7017

7016.5 INV

DETENTION FACILITY (EDB)
REQUIRED 10YR VOL. 7013 cf
ALLOWED Q_{10} RELEASE = 0.4 cfs
ALLOWED Q_{100} RELEASE = 3.5 cfs
REQUIRED V_{100} = 12,415 cf
10YR WSEL = 7017.85
100YR WSEL = 7018.41
TOP POND = 7019.41

DETENTION POND
7017

E. CHERRY CREEK RD.

7015
7016
7018

1.5%
2%
1%

10-YEAR WSEL
7017.85

100-YEAR WSEL
7018.41

the County will require the applicant provide us with a secondary drainage easement to access the property for our annal inspections - I will provide the applicant with our standard drainage easement document

LEGEND
- EXISTING CONTOUR (SURVEY 1FT)
- EXISTING CONTOUR (DRCOG 1FT)
- PROPOSED CONTOUR (1 FT)
- FLOW DIRECTION

10' 4:1 d 1.0'
2' BOTTOM
d = 0.45' @ Q_{100} (DEVELOPED) = 4.3 cfs
D = 1.0' INCLUDES 0.55' FREEBOARD (Q cap = 17.5cfs)

SECTION A-A SWALE
NOT TO SCALE

REFERENCE DRAWINGS

No.	DATE	DESCRIPTION	BY
1	12-4-2020	EAST & WEST FIRE ACCESS	

REVISIONS

COMPUTER FILE MANAGEMENT
FILE NAME:
CTB FILE:
PLOT DATE:
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY
MLP

PREPARED BY:
MCE LLC
Mapping and Civil Engineering
14 Honey Locust
Littleton, CO 80127
(303) 523 9556

SEAL
COLORADO REGISTERED WADE L. PENNINGTON 22381 PROFESSIONAL ENGINEER

AMERICAN HORSE COMPANY
9560 SOUTH EAST CHERRY CREEK RD.
DOUGLAS COUNTY
DETAIL GRADING PLAN
(DETENTION POND)

DESIGNED BY:	MLP	SCALE		DATE ISSUED:	5-28-2025
DRAWN BY:	MLP	HORIZ.	1"=50'	SHEET	C1.4
CHECKED BY:	MLP	VERT.			

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

August 12, 2025

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Heather Scott

Re: 9560 S. East Cherry Creek Rd, Case # US2025-003

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **the above-mentioned case** and currently has **no apparent conflict**.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

Referral Agency Response Report
Project Name: 9560 S East Cherry Creek Rd
Project File #: US2025-003
Date Sent: 07/28/2025 **Date Due:** 08/18/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	07/29/2025	No Comment	No response required
Assessor	07/29/2025	Received: please be aware we have no comments.	No response required
AT&T Long Distance - ROW	07/30/2025	No Comment	No response required
Black Hills Energy		No Response Received	No response required
Building Services	07/30/2025	No Comment	No response required
CenturyLink	08/01/2025	No Comment	No response required
Cherry Creek Basin Water Quality Authority	08/12/2025	Summary of Response: The Cherry Creek Basin Water Quality Authority acknowledges notification that the proposed development plans for US2025-003, 9560 S. East Cherry Creek Rd will be reviewed by Douglas County.	No response required
Colorado Department of Transportation CDOT-Region # 1	07/28/2025	No Comment	No response required

Project Name: 9560 S East Cherry Creek Rd
Project File #: US2025-003
Date Sent: 07/28/2025 **Date Due:** 08/18/2025

Agency	Date Received	Agency Response	Response Resolution
Colorado Division of Water Resources	08/20/2025	Summary of Response: As currently permitted, well permit no. 336787 cannot be used for commercial purposes (including those associated with a horseback riding facility). However, according to DWR's 2023-1 guideline water from a well permitted for those non-commercial uses may be used at a property where commercial activity occurs, so long as no additional water will be diverted or consumed as a result of the business being conducted on the property. Specifically, employees (other than a party living in a single-family residence on the property) and customers cannot use water from the well, and any business on the property cannot use water from the well for conducting business. Therefore, so long as no water use is associated with the horseback riding facility, our office has no comments. However, if there is use of water from the existing well for the horseback riding facility a commercial well permit must be obtained for commercial purposes. Well permit no. 336787 would need to be repermitted pursuant to a court-approved augmentation plan. Review letter for full response.	Spoke to Ioana on August 20, 2025. Because Cornerstone Riding Academy does not board, the current permit 336787 is sufficient for all personal horses. Any outside horses have to bring their own water if needed. Cornerstone Riding Academy does not board any outside horses & understands that if an outside horse is brought to the property for a lesson, the owner must bring water.
Colorado Geological Survey	08/14/2025	No Comment	No response required
Comcast		No Response Received	No response required
Douglas County Conservation District		No Response Received	No response required
Douglas County Health Department		No Response Received	No response required
Elbert County Community & Development Services		No Response Received	No response required

Project Name: 9560 S East Cherry Creek Rd
Project File #: US2025-003
Date Sent: 07/28/2025 **Date Due:** 08/18/2025

Agency	Date Received	Agency Response	Response Resolution
Engineering Services	08/12/2025	Received: Please review red-marked comments on the DESC Plan, USR Exhibit and the Phase III Drainage Report.	
Franktown FD	08/18/2025	No Comment	No response required
Office of Emergency Management	07/29/2025	No Comment	No response required
Rural Water Authority of Douglas County		No Response Received	No response required
Sheriff's Office		No Response Received	No response required
Sheriff's Office E911		No Response Received	No response required
Wildfire Mitigation	08/13/2025	Received: A wildfire hazard assessment was performed, fuels are light, grass fuels, wildfire mitigation has no issues with the USR, no wildfire mitigation related actions are required at this time.	No response required
Xcel Energy-Right of Way & Permits	08/12/2025	Received: PSCo has reviewed the plans for the above-mentioned case and currently has no apparent conflict.	No response required

The American Horse Company

Jeff Cesenaro

Lighting Specialist

617-315-0773

jcesenaro@ledlightingsupply.com

ledlightingsupply.com

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LED LIGHTING SUPPLY

Rated 4.9/5 based on 300+ Trustpilot reviews

Date: 4/15/2025

LED LIGHTING SUPPLY

DRK Enterprises LLC / LED Lighting Supply
1 Chestnut Street, 4M
Nashua, NH 03060
(888) 423-3191
www.ledlightingsupply.com

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The bottom left of the lighting plan is position (x,y) of 0,0
For each fixture:
x represents the distance on the horizontal axis from this bottom left corner. The more right you go, the higher the number.
y represents the distance on the vertical axis from the bottom left corner. The higher you go, the larger the number. z represents mounting height, or the distance above the ground.
Tilt represents the angle down, towards the surface. Orientation is the angle relative to the mounting position.
Once a fixture is mounted on the pole at height z, the installer will rotate the fixture to a location on the field (orientation) and then tilt the fixture so the beam of light lights up a specific location on that field.

Ref No:

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Total Lamp Lumens
	10	2092-MLLG-LED-HPSL-400-57-TR-60	Single	1.000	59009

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Arena_Planar	Fc	12.93	24.3	4.3	3.01	5.65

Luminaire Location Summary		
Label	Z	Tilt
2092-MLLG-LED-HPSL-400-57-TR-60	20	72.327
2092-MLLG-LED-HPSL-400-57-TR-60	20	72.327
2092-MLLG-LED-HPSL-400-57-TR-60	20	72.327
2092-MLLG-LED-HPSL-400-57-TR-60	20	72.327
2092-MLLG-LED-HPSL-400-57-TR-60	20	72.327
2092-MLLG-LED-HPSL-400-57-TR-60	20	72.327
2092-MLLG-LED-HPSL-400-57-TR-60	20	72.327
2092-MLLG-LED-HPSL-400-57-TR-60	20	72.327
2092-MLLG-LED-HPSL-400-57-TR-60	20	72.327
2092-MLLG-LED-HPSL-400-57-TR-60	20	72.327

LED LIGHTING SUPPLY

View Product Page

400 Watt LED Stadium Light | 60000 Lumens | 5700K | 100-277V or 277-480V

Product Details

SKU: MLLG-LED-HPSL-400-57-60-[F] **Web ID:** 2092

Durable Construction: Housing: Powder Coated Aluminum - IP Rating: IP66 - IK Rating: IK08 - Surve Protection: 10KV line-line 20KV line-earth - Operating Temperature: -22 F to 122 F - Certifications: ETL | DLC Premium - Warranty: 5 years

Features/Accessories: Standard Finish - Marine Grade - Aiming Laser - Visor - Dimming: 0-10V

Measurements: Dimensions: 18.8 in W in X 11.2 in H X 7.3 in D - Weight: Fixture body 14 lbs Driver Box 8 lbs - Cord Length: 4 Feet

Product Specifications

Watts:	400	**Beam Angle:**	60 deg(std), 10 deg, 30 deg, 45 deg, T3
Lumens:	60000	**Optics:**	Polycarbonate Lens
Lumens/Watt:	150	**Frequency:**	50/60 hz
Replaces:	1000 Watt Metal Halide	**Power Factor:**	.97
Color Temp:	3000K | 4000K | 5700K	**Housing:**	Powder Coated Aluminum
CRI:	80+	**Fixture Color:**	Black
IP Rating:	IP66	**Mount:**	Trunnion
IK Rating:	IK08	**EPA Rating:**	1.35
Voltage:	100V-277V | 277V-480V	**Dimensions:**	18.8 in W in X 11.2 in H X 7.3 in D
Surge Protection:	10KV line-line, 20KV line-earth	**Cord Length:**	4 Feet
Operating Temp:	-22 degF to +122 degF	**Weight:**	Fixture body 14 lbs Driver Box 8 lbs
Rated Life:	200,000 (L70) hours	**Warranty:**	5 years
Dimmable:	0-10V		

Jeff Cesenaro

Lighting Specialist

617-315-0773

jcesenaro@ledlightingsupply.com

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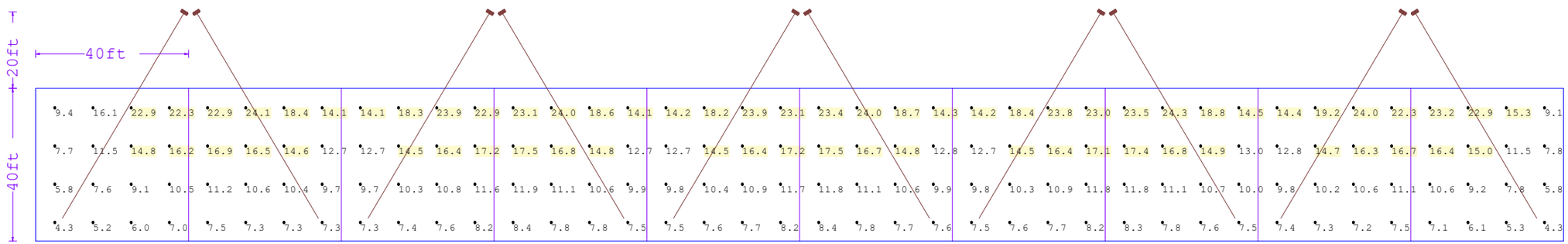
LED LIGHTING SUPPLY Rated 4.9/5 based on 300+ Trustpilot reviews



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The American Horse Company | Outdoor: Arena

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Ref No:

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Total Lamp Lumens
	8	2092-MLLG-LED-HPSL-400-57-TR-60	Single	1.000	59009

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Arena_Planar	Fc	13.09	29.5	3.6	3.64	8.19

Luminaire Location Summary		
Label	Z	Tilt
2092-MLLG-LED-HPSL-400-57-TR-60	20	74.748
2092-MLLG-LED-HPSL-400-57-TR-60	20	74.748
2092-MLLG-LED-HPSL-400-57-TR-60	20	74.748
2092-MLLG-LED-HPSL-400-57-TR-60	20	74.748
2092-MLLG-LED-HPSL-400-57-TR-60	20	75.828
2092-MLLG-LED-HPSL-400-57-TR-60	20	75.828
2092-MLLG-LED-HPSL-400-57-TR-60	20	75.828
2092-MLLG-LED-HPSL-400-57-TR-60	20	75.828

LED LIGHTING SUPPLY

View Product Page

400 Watt LED Stadium Light | 60000 Lumens | 5700K | 100-277V or 277-480V

Product Details

SKU: MLLG-LED-HPSL-400-57-60-[F] **Web ID:** 2092

Durable Construction: Housing: Powder Coated Aluminum - IP Rating: IP66 - IK Rating: IK08 - Surve Protection: 10KV line-line 20KV line-earth - Operating Temperature: -22 F to 122 F - Certifications: ETL | DLC Premium - Warranty: 5 years

Features/Accessories: Standard Finish - Marine Grade - Aiming Laser - Visor - Dimming: 0-10V

Measurements: Dimensions: 18.8 in W in X 11.2 in H X 7.3 in D - Weight: Fixture body 14 lbs Driver Box 8 lbs - Cord Length: 4 Feet

Product Specifications

Watts:	400	**Beam Angle:**	60 deg(std), 10 deg, 30 deg, 45 deg, T3
Lumens:	60000	**Optics:**	Polycarbonate Lens
Lumens/Watt:	150	**Frequency:**	50/60 hz
Replaces:	1000 Watt Metal Halide	**Power Factor:**	.97
Color Temp:	3000K | 4000K | 5700K	**Housing:**	Powder Coated Aluminum
CRI:	80+	**Fixture Color:**	Black
IP Rating:	IP66	**Mount:**	Trunnion
IK Rating:	IK08	**EPA Rating:**	1.35
Voltage:	100V-277V | 277V-480V	**Dimensions:**	18.8 in W in X 11.2 in H X 7.3 in D
Surge Protection:	10KV line-line, 20KV line-earth	**Cord Length:**	4 Feet
Operating Temp:	-22 degF to +122 degF	**Weight:**	Fixture body 14 lbs Driver Box 8 lbs
Rated Life:	200,000 (L70) hours	**Warranty:**	5 years
Dimmable:	0-10V		

Jeff Cesenaro

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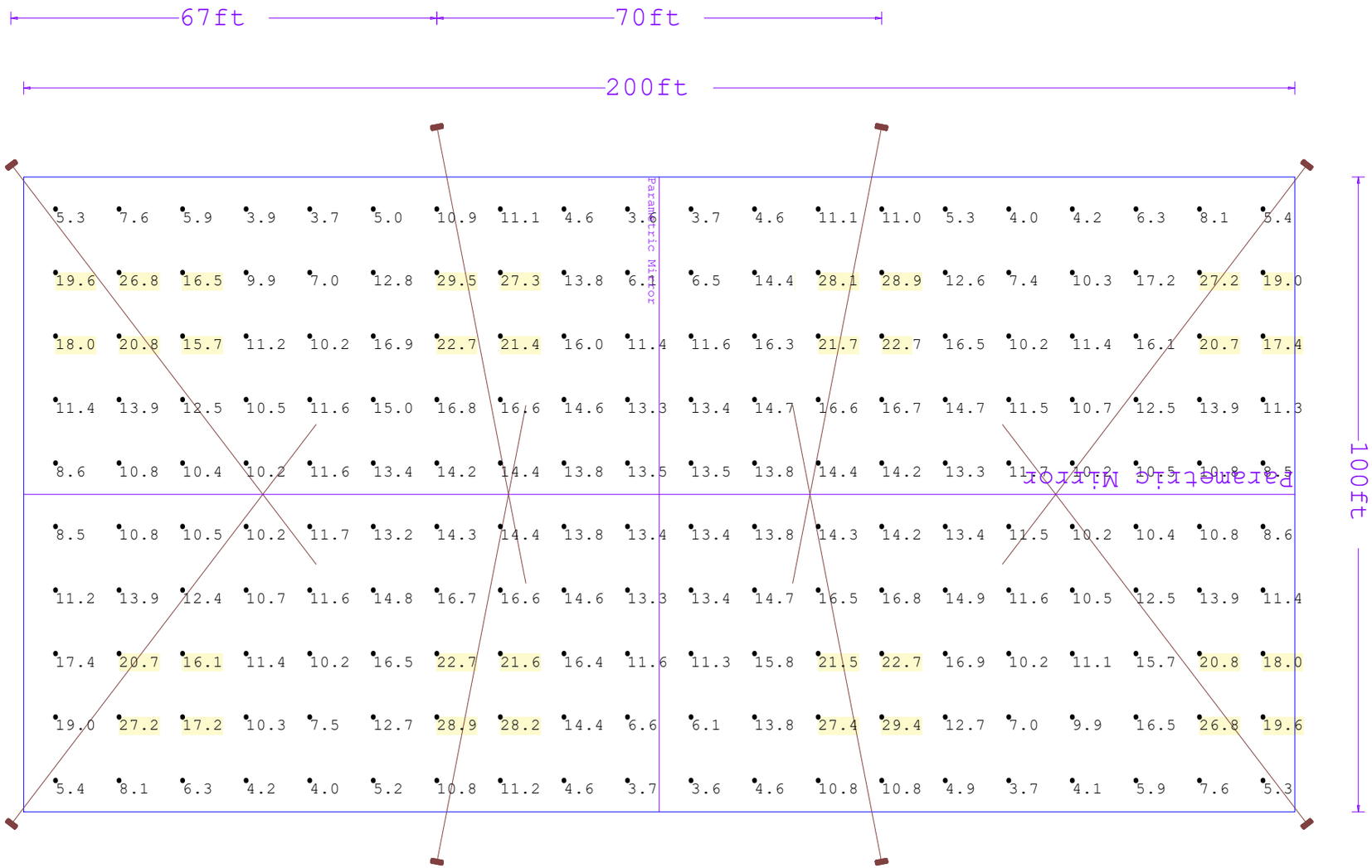
ledlightingsupply.com

Get A Lighting Plan Or Quote

LED LIGHTING SUPPLY Rated 4.9/5 based on 300+ Trustpilot reviews



Jeff Cesenaro

Lighting Specialist

617-315-0773

jcesenaro@ledlightingsupply.com

ledlightingsupply.com

Get A Lighting Plan Or Quote

LED LIGHTING SUPPLY

Rated 4.9/5 based on 300+ Trustpilot reviews

9560 SOUTH EAST CHERRY CREEK ROAD

LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
TOTAL PERMIT AREA 40.0 ACRES
USR PLAN EXHIBIT US2025-003

SHEET No.

Know what's **below.** **Call** before you dig.

MANAGEMENT PLAN

NUMBER OF ANIMALS:

OWNER HORSES: 10
TOTAL STALLS: 20

HOURS OF OPERATION:
8AM TO 6PM MONDAY–FRIDAY
9AM TO 4PM SATURDAY
CLOSED SUNDAY

NUMBER OF EMPLOYEES: 2 OWNERS/HORSE TRAINERS

LESSONS:
RIDING LESSONS 14 RIDING LESSONS PER DAY, 6 DAYS A WEEK.

TRAFFIC, PARKING, AND ACCESS:
APPROXIMATELY 20 TRIPS PER DAY, INCLUDING OWNERS AND LESSONS.
GRAVEL DRIVEWAY WITH PARKING AREA AT OFFICE.
DIRECT ACCESS TO E. CHERRY CREEK ROAD

FIRE PROTECTION:
FRANKTOWN FIRE DEPARTMENT

REQUIRED PERMITS:
ALL PERMITS ISSUED BY THE COUNTY WHEN THE BUILDINGS WERE CONSTRUCTED IN 2025.

SITE MAINTENANCE:
HAY DELIVERIES – APPROXIMATELY 4 TIMES PER YEAR.
COMPOST – REMOVED 4 TIMES PER YEAR
STALLS CLEANED TWICE DAILY
MANURE PILE 150' FROM NORTHEAST PROPERTY BOUNDARY

SITE STORAGE:
TWO CONEX CONTAINER STORAGE UNITS FOR EQUIPMENT & PERSONAL ITEMS.

SITE RULES:
NO OUTSIDE BOARDING.
NO SMOKING IN ARENA.
NO DOGS IN ARENA.
PORTABLE RESTROOM WITH HAND SANITIZER AND BOTTLED WATER REQUIRED FOR ALL VISITORS.

SITE LIGHTING:

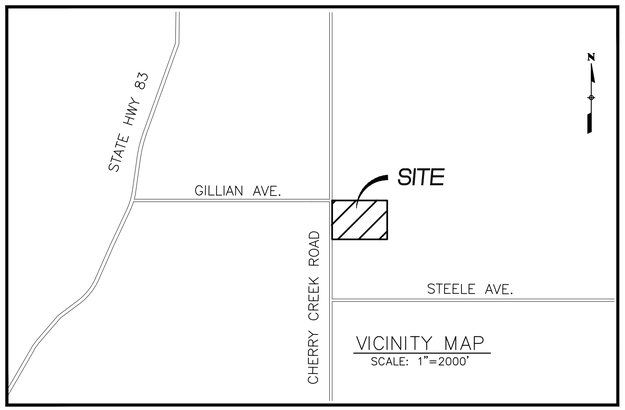
SECURITY LIGHTING ILLUMINANCE LEVELS SHALL NOT EXCEED 10 FOOT–CANDLES AT A DISTANCE OF 10' FROM THE BUILDING OR USE.

DOWNLIT WALL–MOUNTED FIXTURES ARE PROVIDED TO ILLUMINATE THE BUILDING CONTAINED COMPLETELY WITHIN THE VERTICAL FACE OF THE BUILDING AND DO NOT SPILL OFF THE BUILDING EDGE. BUILDING FACADES MAY BE ILLUMINATED TO A MAXIMUM OF 20 FOOT–CANDLES AS MEASURED ON THE FACADE.

OUTDOOR ARENA AND HORSE PEN LIGHTS ARE FULL CUT OFF
(NO TIMER/NO DAYLIGHT SENSOR). POLE MOUNT (H=20'), ARENA LIGHTS TILT 72', 400 WATT LED 5700K. THE TILT OF THE HORSE PEN LIGHTS WILL NOT ENCROACH ON ANY PROPERTY LINES. STADIUM LIGHTING, FOR THE PURPOSE OF ILLUMINATING THE RIDING AREA, SHALL BE TURNED OFF AT THE CONCLUSION OF THE LAST LESSON OF THE NIGHT. IN THOSE CIRCUMSTANCES OF EMERGENCIES WITH THE HORSES, THE HORSE PEN LIGHTS WILL BE TURNED ON TO ADDRESS SUCH EMERGENCIES. ONCE THE EMERGENCY IS ADDRESSED, THE LIGHTS WILL BE IMMEDIATELY TURNED OFF.

ALL LIGHTS EXCEPT THOSE REQUIRED FOR SECURITY AS PROVIDED HEREIN, SHALL BE REDUCED TO SECURITY LEVELS WITHIN ONE HOUR AFTER THE END OF BUSINESS UNTIL ONE HOUR PRIOR TO THE COMMENCEMENT OF BUSINESS. SECURITY LIGHTING AT ENTRANCES, STAIRWAYS AND LOADING DOCKS, AS WELL AS LIMITED PARKING LOT LIGHT, IS PERMITTED. THE USE OF MOTION SENSORS FOR SECURITY LIGHTING IS STRONGLY ENCOURAGED. SECURITY LIGHTING SHALL COMPLY WITH ALL APPLICABLE PROVISIONS CONTAINED HEREIN AND MAY NOT EXCEED THE MAXIMUM FOOT–CANDLE LEVEL PERMITTED ON SITE.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR CONDUCTING FINAL INSPECTIONS, DOUGLAS COUNTY SHALL CONDUCT AN EVENING SITE VISIT TO ENSURE ILLUMINATION LEVELS GENERATED BY THE LIGHTING: MEET ALL COUNTY CRITERIA AS WELL AS THOSE INDICATED ON THE APPROVED SITE IMPROVEMENT PLAN; DO NOT CREATE DISABILITY GLARE ON ADJACENT PROPERTIES; AND THAT ALL FIXTURES ARE FULL CUTOFF AS DEFINED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. IN THE EVENT LIGHTING LEVELS DO NOT MEET THESE CRITERIA, REMEDIAL ACTION MAY INCLUDE RE–LAMPING WITH LOWER WATTAGE BULBS, RELOCATING FIXTURES, SHIELDING FIXTURES, REMOVING FIXTURES, OR REPLACING FIXTURES. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO ENSURE ALL SITE LIGHTING COMPLIES WITH LIGHTING STANDARDS SECTION OF THE DOUGLAS COUNTY ZONING RESOLUTION PRIOR TO REQUESTING ISSUANCE OF A CERTIFICATE OF OCCUPANCY AND/OR FINAL INSPECTIONS.



VICINITY MAP
SCALE: 1"=2000'

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 33 AND CONSIDERING THE WEST LINE OF SECTION 33 TO BEAR NORTH 00 DEGREES 28 MINUTES 28 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN AND RELATIVE THERETO;
THENCE SOUTH 88 DEGREES 27 MINUTES 18 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 1557.65 FEET;
THENCE SOUTH 00 DEGREES 28 MINUTES 28 SECONDS EAST A DISTANCE OF 1118.45 FEET;
THENCE SOUTH 88 DEGREES 276 MINUTES 28 SECONDS EAST A DISTANCE OF 1557.57 FEET TO THE WEST LINE OF SAID SECTION 33;
THENCE NORTH 00 DEGREES 28 MINUTES 28 SECONDS WEST A DISTANCE OF 1118.740 FEET TO THE POINT OF BEGINNING,

BENCHMARK:

NGS CONTROL POINT TT3B SOUTH OF GILLIAN AVE. ON EAST CHERRY CREEK ROAD 0.5 MILES TO THE STATION ON THE WEST SIDE OF THE ROAD. THE STATION IS A BRASS DISK SET IN A CONCRETE MONUMENT STAMPED 1933 ELEV. 7028
ELEVATION = 7031 (NAVD88)

BASIS OF BEARINGS:

THE WEST LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST, IS ASSUMED TO BEAR N00°28'28"W. ALL OTHER BEARINGS ARE RELATIVE THERETO. ALL MONUMENTS EXIST AS SHOWN HEREON.

LIST OF DRAWINGS

SHEET	GENERAL DRAWINGS
1 OF 4	COVER SHEET
2 OF 4	SITE PLAN
3 OF 4	DETAIL GRADING PLAN
4 OF 4	DETAIL GRADING PLAN
5 OF 5	BUILDING ELEVATIONS

APPROVAL CERTIFICATE

THE USE BY SPECIAL REVIEW AS DEPICTED HEREIN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON _____, 2025.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

THE USE BY SPECIAL REVIEW IS SUBJECT TO YEARLY REVIEW, OR AS OTHERWISE DEFINED BY THE BOARD OF COUNTY COMMISSIONERS AS PART OF ITS APPROVAL OF THE USE BY SPECIAL REVIEW, TO ENSURE COMPLIANCE WITH THE APPROVAL STANDARDS AND CONDITIONS OF APPROVAL.

CONSTRUCTION SHALL COMMENCE PURSUANT TO THE USE BY SPECIAL REVIEW WITHIN 3 YEARS FROM THE DATE OF APPROVAL, OR WITHIN THE EXTENDED EFFECTIVE APPROVAL PERIOD, OR THE USE BY SPECIAL REVIEW SHALL TERMINATE.

THE USE BY SPECIAL REVIEW SHALL TERMINATE WHEN THE USE OF THE LAND CHANGES OR WHEN THE TIME PERIOD ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS THROUGH THE APPROVAL PROCESS EXPIRES. THE OWNER SHALL NOTIFY THE ZONING DIVISION OF A TERMINATION OF THE USE. WHEN THE ZONING DIVISION IS NOTIFIED OF A TERMINATION OF USE OR OBSERVES THAT THE USE HAS BEEN TERMINATED DURING THE ANNUAL REVIEW, A WRITTEN NOTICE OF TERMINATION SHALL BE SENT TO THE LANDOWNER.

ACCEPTANCE OF SITE CONSTRUCTION DRAWINGS BY DOUGLAS COUNTY ENGINEERING SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS. ACCEPTANCE OF SITE CONSTRUCTION DRAWINGS EXPIRES THREE (3) YEARS AFTER THE DATE OF SIGNATURE.

SIGNS SHOWN HEREON ARE NOT APPROVED. ALL SIGNS REQUIRE APPROVAL OF A SIGN PERMIT IN ACCORDANCE WITH THE SIGN STANDARDS SECTION OF THE DOUGLAS COUNTY ZONING RESOLUTION.

SIGNATURE BLOCK

THE UNDERSIGNED AS THE OWNER OR OWNER'S REPRESENTATIVE OF THE LANDS DESCRIBED HEREIN HEREBY AGREE ON BEHALF OF ITSELF, ITS SUCCESSORS AND ASSIGNS TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE AND COMPLIANCE WITH THIS APPROVED PLAN EXHIBIT AND THE DOUGLAS COUNTY ZONING RESOLUTION

_____ _____
SIGNATURE OF OWNERS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, BY_____

MY COMMISSION EXPIRES: _____

WHITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

REFERENCE DRAWINGS

No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT
FILE NAME:
CTB FILE:
PLOT DATE:
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY

PREPARED BY:
MCE LLC
Mapping and Civil Engineering
14 Honey Locust
Littleton, CO 80127
(303) 523 9556

SEAL
COLORADO REGISTERED MICHAEL L. PEMBERTON 22381 PROFESSIONAL ENGINEER

AMERICAN HORSE COMPANY

9560 SOUTH EAST CHERRY CREEK ROAD
DOUGLAS COUNTY

COVER SHEET

DESIGNED BY:	MLP	SCALE	DATE ISSUED:	5-28-2025	1 OF 5
DRAWN BY:	MLP	HORIZ.	SHEET		
CHECKED BY:	MLP	VERT.			

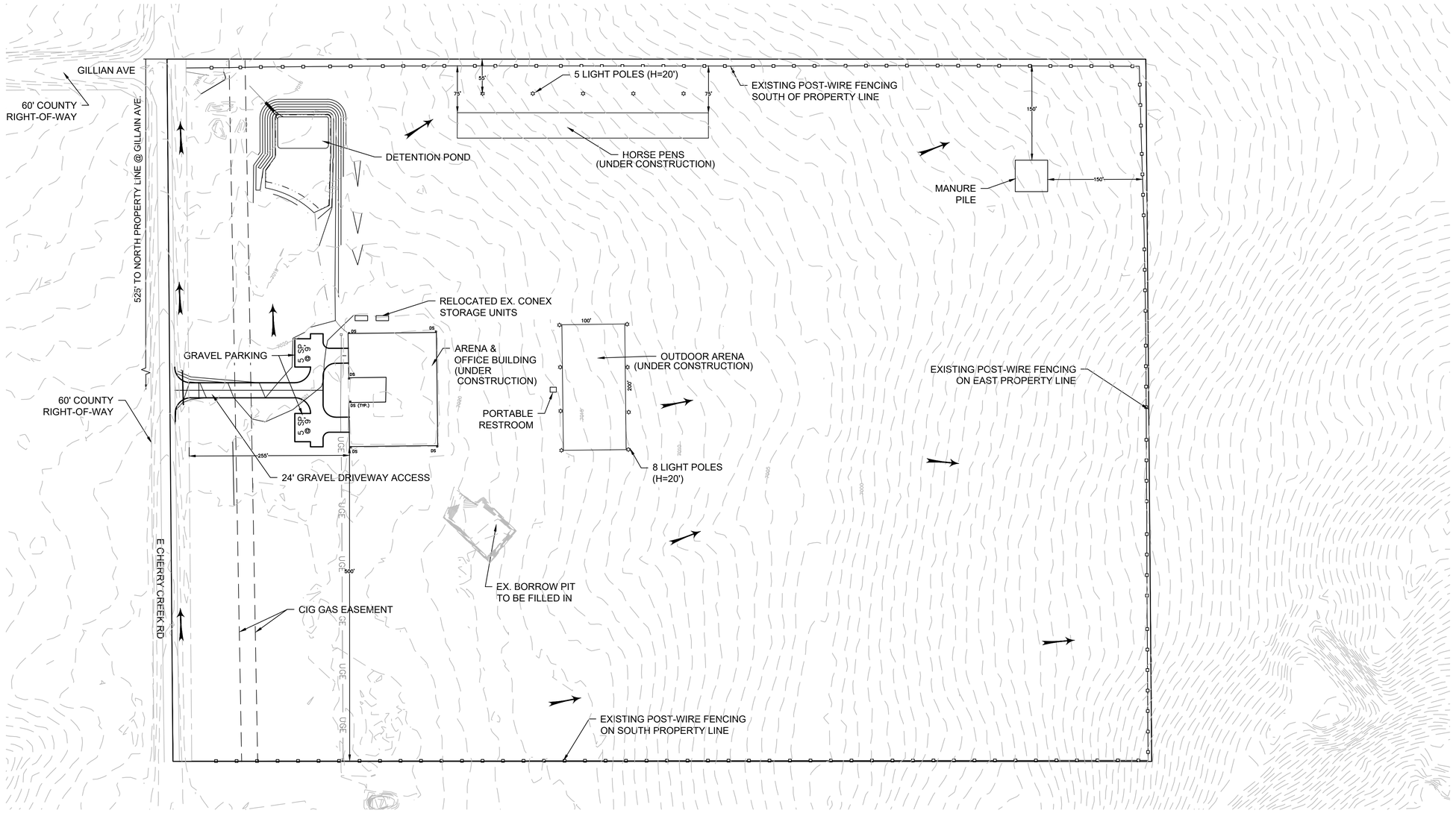
SHEET No.

9560 S. EAST CHERRY CREEK ROAD

LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
TOTAL PERMIT AREA 40.0 ACRES
USR PLAN EXHIBIT US2025-003

Know what's below. Call before you dig.

0 90' 180'
SCALE: 1" = 90'



LEGEND

- EXISTING CONTOUR (DRCOG 1FT)
- PROPOSED CONTOUR (1 FT)
- FLOW DIRECTION
- POLE MOUNTED LUMINAIRE

APPROVAL CERTIFICATE

PLANNING	INITIALS / DATE
OWNERS	INITIALS / DATE
LESSEE (IF APPLICABLE)	INITIALS / DATE

REFERENCE DRAWINGS

No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT
FILE NAME:
CTB FILE:
PLOT DATE:
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY

PREPARED BY:
LLC
Mapping and Civil Engineering
14 Honey Locust
Littleton, CO 80127
(303) 523 9556

SEAL
COLORADO REGISTERED 22381 MARK L. PENNINGTON PROFESSIONAL ENGINEER

AMERICAN HORSE COMPANY

9560 E. CHERRY CREEK RD.
DOUGLAS COUNTY

SITE PLAN
CASE # US2025-003

DESIGNED BY:	MLP	SCALE		DATE ISSUED:	5-28-2025
DRAWN BY:	MLP	HORIZ.	1"=50'	SHEET	2 of 5
CHECKED BY:	MLP	VERT.			

SHEET No.

9560 EAST CHERRY CREEK ROAD

LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
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TOTAL PERMIT AREA 40.0 ACRES
USR PLAN EXHIBIT US2025-003

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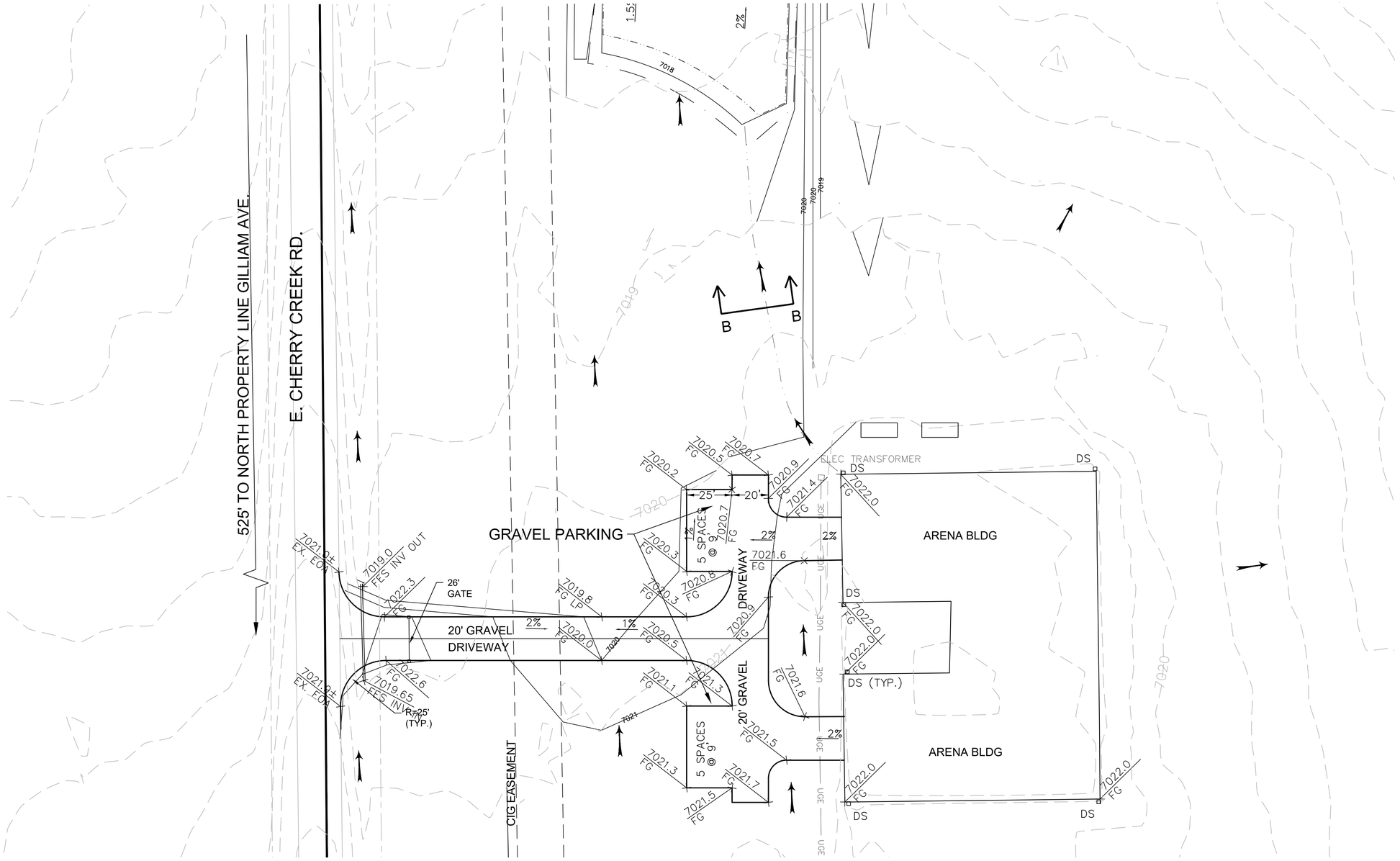
SCALE: 1" = 90'



LEGEND

- EXISTING CONTOUR (DRCOG 1FT)
- PROPOSED CONTOUR (1 FT)
- FLOW DIRECTION
- DRAINAGE SWALE
- DOWNSPOUT (DS)

NOTE: FRONT DOWNSPOUTS DRAIN TO DETENTION POND.
REAR DOWNSPOUTS DRAIN TO EAST.

50:1 MIN
10:1 MAX
SECTION B-B SWALE
NOT TO SCALE

REFERENCE DRAWINGS

No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT
FILE NAME:
CTB FILE:
PLOT DATE:
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SHEET KEY

PREPARED BY:

MCE LLC
Mapping and Civil Engineering
14 Honey Locust
Littleton, CO 80127
(303) 523 9556

SEAL

COLORADO REGISTERED MICHAEL L. PRESTON 22381 PROFESSIONAL ENGINEER

AMERICAN HORSE COMPANY

9560 E. CHERRY CREEK RD.
DOUGLAS COUNTY

DETAIL GRADING PLAN
(DRIVEWAY)

DESIGNED BY:	MLP	SCALE	DATE ISSUED: 5-28-2025
DRAWN BY:	MLP	HORIZ. 1"=50'	
CHECKED BY:	MLP	VERT.	SHEET 3 of 5

SHEET No.

9560 EAST CHERRY CREEK ROAD

LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
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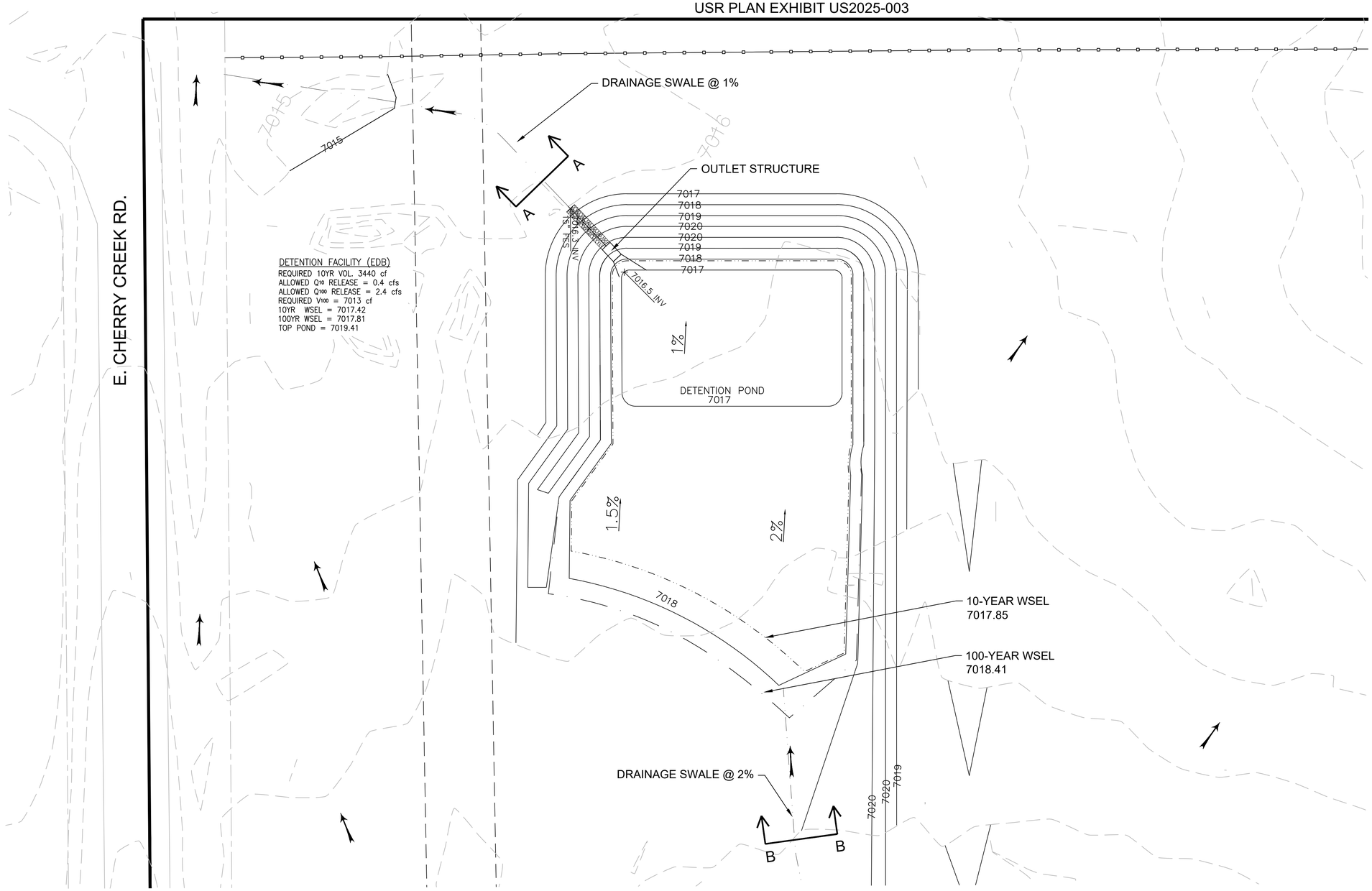
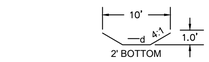


0 90' 180'
SCALE: 1" = 90'

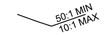
LEGEND

- EXISTING CONTOUR (DRCOG 1FT)
- PROPOSED CONTOUR (1 FT)
- FLOW DIRECTION
- DRAINAGE SWALE
- DOWNSPOUT (DS)

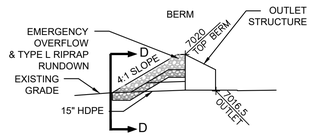


d = 0.45' @ Q_{100} (DEVELOPED) = 4.3 cfs
D = 1.0' INCLUDES 0.55' FREEBOARD (Q cap = 17.5cfs)

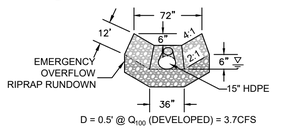
SECTION A-A SWALE
NOT TO SCALE



SECTION B-B SWALE
NOT TO SCALE



SECTION C-C DETENTION POND
NOT TO SCALE



D = 0.5' @ Q_{100} (DEVELOPED) = 3.7CFS

SECTION D-D EMERGENCY OVERFLOW RUNDOWN
NOT TO SCALE

REFERENCE DRAWINGS

No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT
FILE NAME:
CTB FILE:
PLOT DATE:
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SHEET KEY

PREPARED BY:
MEce LLC
Mapping and Civil Engineering
14 Honey Locust
Littleton, CO 80127
(303) 523 9556

SEAL
COLORADO REGISTERED 22381 WAYNE L. PENNINGTON PROFESSIONAL ENGINEER

AMERICAN HORSE COMPANY

9560 E. CHERRY CREEK RD.
DOUGLAS COUNTY

DETAIL GRADING PLAN (DETENTION POND)

DESIGNED BY:	MLP	SCALE	DATE ISSUED:	5-28-2025
DRAWN BY:	MLP	HORIZ. 1"=50'	SHEET	4 of 5
CHECKED BY:	MLP	VERT.		

SHEET No.

9560 S. EAST CHERRY CREEK ROAD

LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 SECTION 33, TOWNSHIP 9 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
TOTAL PERMIT AREA 40.0 ACRES
USR PLAN EXHIBIT US2025-003

Know what's **below.** **Call** before you dig.

LUMINAIRE SCHEDULE							
QTY	LAMP TYPE	MOUNTING HEIGHT	LUMENS	LLF	COLOR	DESCRIPTION	
8	400W LED	20'	60000	1.0	BLACK	2092-MLLG-LED-HPSL-400-57-TR-60	ARENA LIGHTING
5	400W LED	20'	60000	1.0	BLACK	2092-MLLG-LED-HPSL-400-57-TR-60	HORSE PEN LIGHTING
12	400W LED	9' & 14'	60000	1.0	BLACK	2092-MLLG-LED-HPSL-400-57-TR-60	WALL MOUNT

MLLG-LED-HPSL-400-57-60-[F]

400 Watt LED Stadium Light

Project Name _____

LED LIGHTING SUPPLY

DETAILS

The HPSL-400 flood / stadium sport light is powerful and efficient and capable of replacing even the most powerful metal halide sports fixtures. We can customize the beam angle with different beam angle optics that are available for this light.

Standard Finish Marine Grade Aiming Laser Visor

OVERVIEW

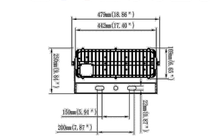
SKU	MLLG-LED-HPSL-400-57-60-[F]
Watts	400
Lumens	60000
Lumens Per Watt (Efficacy)	150
Color Temperature	3000K | 4000K | 5700K
Voltage	100V-277V | 277V-480V

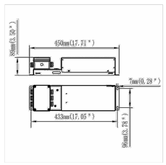
PRODUCT DIMENSIONS

Product Weight	Fixture body 14 lbs Driver Box 8 lbs
Cord Length	4 Feet

PRODUCT SKU VARIATIONS

SKU	Features Voltage
MLLG-LED-HPSL-400-57-60	Standard Finish 100V-277V
MLLG-LED-HPSL-400-57-60-HV	Standard Finish 277V-480V
MLLG-LED-HPSL-400-57-60-MG	Marine Grade 100V-277V
MLLG-LED-HPSL-400-57-60-HV-MG	Marine Grade 277V-480V



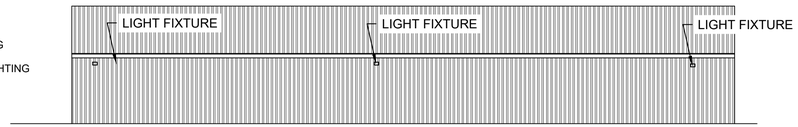


Product design upgrades may result in specification changes without notice. Speak to a Product Specialist for the latest information.

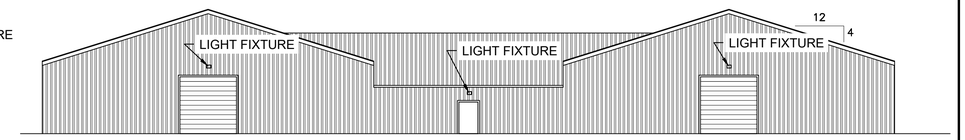
www.ledlightingsupply.com (888) 423-3191

Headquartered at: 1 Chestnut Street, 4M Nashua NH 03060

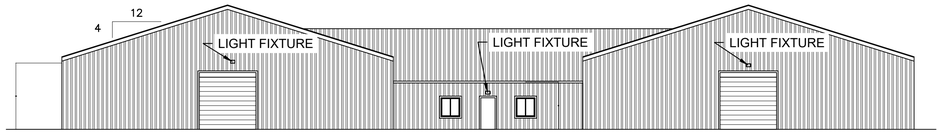
WebID : 2092



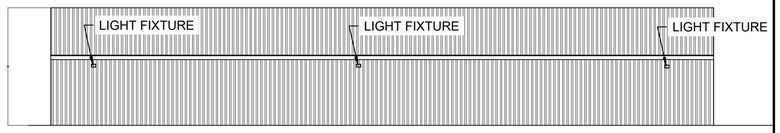
VIEW FROM LEFT



VIEW FROM BACK



VIEW FROM FRONT



VIEW FROM RIGHT

BUILDING ELEVATIONS
1/8"= 1'-0"

BUILDING COLOR: BLACK

ALL ROOF PENETRATIONS SHALL BE PAINTED TO MATCH THE COLOR OF ROOF.

ALL EXTERIOR LIGHT FIXTURES ARE LESS THAN 100 WATTS, WALL BRACKET, COLOR BLACK.

SITE LIGHTING:

SECURITY LIGHTING ILLUMINANCE LEVELS SHALL NOT EXCEED 10 FOOT-CANDLES AT A DISTANCE OF 10' FROM THE BUILDING OR USE.

DOWNLIT WALL-MOUNTED FIXTURES ARE PROVIDED TO ILLUMINATE THE BUILDING CONTAINED COMPLETELY WITHIN THE VERTICAL FACE OF THE BUILDING AND DO NOT SPILL OFF THE BUILDING EDGE. BUILDING FACADES MAY BE ILLUMINATED TO A MAXIMUM OF 20 FOOT-CANDLES AS MEASURED ON THE FACADE.

ALL LIGHTS EXCEPT THOSE REQUIRED FOR SECURITY AS PROVIDED HEREIN, SHALL BE REDUCED TO SECURITY LEVELS WITHIN ONE HOUR AFTER THE END OF BUSINESS UNTIL ONE HOUR PRIOR TO THE COMMENCEMENT OF BUSINESS. SECURITY LIGHTING AT ENTRANCES, STAIRWAYS AND LOADING DOCKS, AS WELL AS LIMITED PARKING LOT LIGHT, IS PERMITTED. THE USE OF MOTION SENSORS FOR SECURITY LIGHTING IS STRONGLY ENCOURAGED. SECURITY LIGHTING SHALL COMPLY WITH ALL APPLICABLE PROVISIONS CONTAINED HEREIN AND MAY NOT EXCEED THE MAXIMUM FOOT-CANDLE LEVEL PERMITTED ON SITE.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR CONDUCTING FINAL INSPECTIONS, DOUGLAS COUNTY SHALL CONDUCT AN EVENING SITE VISIT TO ENSURE ILLUMINATION LEVELS GENERATED BY THE LIGHTING: MEET ALL COUNTY CRITERIA AS WELL AS THOSE INDICATED ON THE APPROVED SITE IMPROVEMENT PLAN; DO NOT CREATE DISABILITY GLARE ON ADJACENT PROPERTIES; AND THAT ALL FIXTURES ARE FULL CUTOFF AS DEFINED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. IN THE EVENT LIGHTING LEVELS DO NOT MEET THESE CRITERIA, REMEDIAL ACTION MAY INCLUDE RE-LAMPING WITH LOWER WATTAGE BULBS, RELOCATING FIXTURES, SHIELDING FIXTURES, REMOVING FIXTURES, OR REPLACING FIXTURES. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO ENSURE ALL SITE LIGHTING COMPLIES WITH LIGHTING STANDARDS SECTION OF THE DOUGLAS COUNTY ZONING RESOLUTION PRIOR TO REQUESTING ISSUANCE OF A CERTIFICATE OF OCCUPANCY AND/OR FINAL INSPECTIONS.

APPROVAL CERTIFICATE

PLANNING	INITIALS / DATE
OWNERS	INITIALS / DATE
	INITIALS / DATE

REFERENCE DRAWINGS

No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

FILE NAME:
CTB FILE:
PLOT DATE:
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY

PREPARED BY:

LLC
Mapping and Civil Engineering
14 Honey Locust
Littleton, CO 80127
(303) 523 9556

SEAL

COLORADO REGISTERED MICHAEL L. PEMBERTON 22381 PROFESSIONAL ENGINEER

AMERICAN HORSE COMPANY

9560 S. EAST CHERRY CREEK RD.
DOUGLAS COUNTY

BUILDING ELEVATIONS
EXTERIOR LIGHTING

DESIGNED BY:	MLP	SCALE	DATE ISSUED:	9-10-2025	5 OF 5
DRAWN BY:	MLP	HORIZ.			
CHECKED BY:	MLP	VERT.	SHEET		

MEETING DATE: November 18, 2025

STAFF PERSON RESPONSIBLE: Trevor Bedford, AICP, Senior Planner

DESCRIPTION: Bears Den Rural Site Plan, 2nd Exemption, Lot 16B - Use by Special Review for a Kennel - Project File: US2025-012.

SUMMARY: The request is for approval of a Use by Special Review for a kennel for up to 60 birds as household pets.

STAFF ASSESSMENT: Staff has evaluated the Use by Special Review (USR) request in accordance with Section 21 of the Dougals County Zoning Resolution. Should the Board find that the approval standards for the USR are met, the following proposed condition should be considered for inclusion in the motion:

1. Prior to final approval of the record copy of the USR Plan Exhibit, any necessary technical corrections shall be made to the satisfaction of Douglas County.
2. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application, therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	11/5/2025
Steven E Koster	Approve	11/5/2025
Jeff Garcia	Approve	11/12/2025
Christie Guthrie	Approve	11/13/2025
Doug DeBord	Approve	11/13/2025
Samantha Hutchison - FYI	Notified - FYI	11/13/2025

ATTACHMENTS:

Cover Page
Staff Report - US2025-012

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Christie Guthrie	Approve	11/13/2025
Doug DeBord	Approve	11/13/2025

ATTACHMENTS:

Staff Report - US2025-012

DOUGLAS COUNTY
COLORADO

Use by Special Review Staff Report

Date:	November 5, 2025
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager
From:	Terence T. Quinn, AICP, Director of Community Development TQ
CC:	Trevor Bedford, AICP, Senior Planner Jeanette Bare, AICP, Planning Manager Steven E. Koster, AICP, Assistant Director of Planning Services
Subject:	**Bears Den Rural Site Plan, 2nd Exemption, Lot 16B – Use by Special Review**
Project File:	**US2025-012**

Planning Commission Hearing:	**November 3, 2025 @ 6:00 p.m.**
Board of County Commissioners Hearing:	**November 18, 2025 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The applicant requests approval of a Use by Special Review (USR) for a kennel for up to 60 birds as household pets on Lot 16B of Bears Den Rural Site Plan, 2nd Exemption. The site is approximately 12.2 acres with a single-family residence currently under construction. The site is zoned Agricultural One (A-1) and conforms to the Large Rural Residential (LRR) zone district, which permits a kennel subject to Section 21, Use by Special Review, of the Douglas County Zoning Resolution (DCZR). The facility is proposed to be a private facility for the homeowner's pets with no employees or non-owned birds on site. The project is located in the Sedalia area within the West Plum Creek Subarea of the 2040 Comprehensive Master Plan (CMP).

At its public hearing on November 3, 2025, the Planning Commission unanimously recommended approval of the USR request by a vote of 8 to 0.

II. APPLICATION INFORMATION

A. Applicant

Patrick Wagner
Wagner Colorado Residence Trust
15034 Cathedral Falls Drive
Cypress, TX 77429

B. Applicant's Representative

Kevin Archer
David E Archer and Associates, Inc
105 Wilcox Street
Castle Rock, CO 80104

C. Request

Approval of a USR for a kennel for up to 60 birds as household pets.

D. Process

A USR is processed pursuant to Douglas County Zoning Resolution (DCZR) Section 21. Section 21 states the intent of the USR process is "to provide for uses in specific zone districts that shall require a public notice and hearing and the approval of the Board of County Commissioners subject to such conditions and safeguards as may be imposed by the Board."

Per Section 2109.09 of the DCZR, "The Board shall evaluate the use by special review request, staff report, referral agency comments, applicant responses, the Planning Commission recommendation, and public comment and testimony, and shall approve, approve with conditions, continue, table for further study, remand to the Planning Commission, or deny the use by special review request. The Board's action shall be based on the evidence presented, compliance with the adopted County standards, regulations, policies, and other guidelines."

E. Location

The site is located within the Bears Den Rural Site Plan on the north side of Bears Den Trail. A Vicinity Map, Zoning Map, and Aerial Map highlight site location and existing conditions and are within the staff report attachments.

F. Project Description

The 12.2-acre site is zoned A-1 and is located within the Bears Den Rural Site Plan in the Sedalia area. As the property is below 35 acres, it conforms to the LRR zone district when considering the allowed uses. The applicant is requesting approval of a Kennel USR to utilize a proposed barn to keep up to 60 pet birds. The property owner raises toucans, toucanets, and aracaris as personal pets. Section 24 Animals of the DCZR contains limits on the number of personal household pets that may be kept on a property, which is eight pets on an A-1 or LRR zoned property. Any number of pets of any kind above this limit is considered a kennel. The applicant has provided information to show that these are classified as large pet birds by the U.S. Department of Agriculture and are an unregulated species by Colorado Parks and Wildlife.

The birds will be placed in an approximately 4,400-square-foot climate-controlled barn with cages indoors for the birds. The birds will not be allowed to fly outside and will have a redundant containment system inside the barn. The facility will not require any employees, will not be open to the public, and will not be used as a boarding facility.

The owner does not intend for this to be a commercial operation but may sell or trade birds to other collectors or zoos from time to time.

Section 21 of the DCZR requires a 100-foot setback from all property lines for a kennel within the A-1 or LRR zone districts. The applicant has requested a lesser side setback of 71.5 feet for the barn. The applicant has explained in their narrative that the birds are not a noisy species and that all birds will be kept indoors. The applicant has also noted that the nearest residence on this side is approximately 700 feet away from the proposed facility. The applicant believes that these factors differentiate this use from a typical kennel that may have noisy animals outdoors and justifies the lesser setback proposed.

Section 2106.01 of the DCZR states that "The Board may establish lesser setbacks than those required in this Section, and heights greater than those allowed in the underlying zone district, if the Board determines that adequate buffering is or will be provided to mitigate such concerns as noise, visual, dust, or other social or environmental impacts."

Properties within the Bears Den Rural Site Plan have building envelopes which identify areas on each residential parcel where structures may be built. The proposed structure is within the building envelope which was recently modified to include the barn structure.

III. CONTEXT

A. Background

The parcel was originally created in 2006 as part of the Bears Den Rural Site Plan. The parcel boundary was amended in 2010 as part of the 2nd Exemption, which split Parcel 16 into two parcels. A single-family residence is currently under construction on Parcel 16B, and the building envelope has been formally amended to include the aviary barn structure.

A kennel is defined as "Any site used to keep more household pets than permitted in Section 24 Animals or used for breeding, boarding, training with boarding or selling of household pets." Section 24 limits the number of household pets on an A-1 or LRR parcel to no more than 8 household pets of more than 4 months of age. While this does not apply to small pet birds, members of the toucan family, which includes toucans, toucanets, and aracaris are listed as a large pet bird species by the U.S. Department of Agriculture.

B. Adjacent Land Uses and Zoning

The property is surrounded by other residential and agricultural properties within the A-1 zone district.

Zoning and Land Use

Direction	Zoning	Land Use
North	Agricultural One	Residential
South	Agricultural One	Residential
East	Agricultural One	Residential and Agricultural
West	Agricultural One	Residential

C. Management Plan

Section 2113 of the DCZR requires a site specific management plan for USR applications. The elements of the management plan are shown on the cover sheet of the USR exhibit. Key operational limits include provisions that the facility will not be open to the public with up to 60 birds allowed as personal pets of the property owner. The facility will not have any employees. The management plan also includes the provision that no more than 20 birds per year will be sold and any sales will be on-line with no on-site sales.

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The site generally slopes downward to the north with steeper slopes in the north portion of the property. Less significant slopes are on the southern portion of the property where a single-family residence is under construction and the kennel facility is proposed.

B. Access

Access to the USR area will be via the driveway for the single-family residence.

C. Soils and Geology

There are no geologic hazards identified on the site by Map 8.1 Class 3 Hazards and Environmental Constraints of the CMP.

D. Drainage and Erosion

The applicant has provided a grading, erosion, and sediment control (GESC) plan that has been reviewed and accepted by Engineering Services.

E. Floodplain

There is no mapped 100-year floodplain on site.

V. PROVISION OF SERVICES

A. Schools

The proposed use will not generate additional students for the Douglas County School District.

B. Fire Protection

West Douglas County Fire Protection District ("West Douglas FD") provides fire protection services in the area. West Douglas FD did not respond to the referral request.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides police protection to the property. DCSO responded to the referral comment with no comments or concerns. The Office of Emergency Management responded with no comment. DCSO E911 did not respond to the referral request.

D. Water

Water service will be provided by a well that will supply the single-family residence on site. The use is not expected to generate significant additional water demand.

E. Sanitation

Sanitation will be provided by an on-site wastewater treatment system.

F. Utilities

Utility service providers are Xcel, CORE Electric Cooperative, AT&T, CenturyLink, and Comcast. Referral requests were sent to all utility service providers. No objections were received.

VI. PUBLIC NOTICE AND INPUT

In accordance with DCZR Section 2113, public notice is required to be published in the Douglas County News Press, posted on site by the applicant, and mailed to abutting property owners.

Courtesy notices of an application in process were also sent to adjacent property owners as part of the referral period. Staff received no comments from adjacent property owners or members of the public.

All referral agency comments are outlined in the Referral Agency Response Report attached to the staff report. Referral comments were standard in nature with no major concerns noted.

VII. PLANNING COMMISSION HEARING

At a public hearing on November 3, 2025, the Planning Commission considered the applicant's request for approval of the Use by Special Review. After presentations by the staff and applicant, two members of the public spoke. One nearby resident discussed possible health concerns, and a member of the Bears Den Architectural Control Committee spoke in support of the project. The Planning Commission asked about the reduced setback requirement. The applicant indicated that he had carefully sited the

barn to meet his needs and to reduce any neighbor impacts. Noise from the birds is not anticipated to be significant. Staff verified that if the facility ceased being used for birds and reverted to a barn, the accessory use side setback of 50 feet would be met given the structure's proposed placement at 71-feet from the lot line. The applicant responded to public comment and Commissioner questions, indicating that the facility is licensed by the USDA and will meet all applicable standards. The facility is not open to the public, is not a commercial operation, and the applicant has had no incidence of bird disease since working with these species over the past 10 years. Staff verified that zoning compliance staff will inspect the property each year for compliance with the site plan and management plan. The applicant also noted that he is no longer proposing to keep toucans, rather will limit the type of pet birds to toucanets and aracaris only. The Planning Commission recommended approval of the application by a vote of 8 to 0.

VIII. STAFF ANALYSIS

2102.01: Complies with the minimum zoning requirements of the zone district in which the special use is to be located, as set forth in this Resolution.
Staff Comment: A kennel is a use allowed by special review for parcels conforming to the LRR district. A kennel typically requires a minimum 100-foot setback to all lot lines. The applicant has requested that the Board consider a lesser setback of 71.5 feet. Section 2106.01 allows the board to consider a lesser setback.

2102.02: Complies with the requirements of this Section 21.
Staff Comment: The application was processed in accordance with the procedural provisions in Section 21.

2102.03: Complies with the Douglas County Subdivision Resolution.
Staff Comment: The property has been previously subdivided in compliance with the Subdivision Resolution.

2102.04: Will be in harmony and compatible with the character of the surrounding areas and neighborhood.
Staff Comment: The A-1 zone district and Bears Den Rural Site Plan allow for accessory structures. This kennel for household pet birds will be fully enclosed to mitigate impacts to the neighborhood and is designed to architecturally compliment the area. No objections were received from the public.

2102.05: Will be consistent with the Douglas County Comprehensive Master Plan, as amended.
Staff Comment: The property is part of the Bars Den Rural Site Plan (RSP) which was reviewed for general consistency with the CMP at the time of approval. The CMP designates the property as within the West Plum Creek Subarea as identified in Section 3 of the CMP. The CMP states that while approval criteria for land use applications requires a finding of compliance with the CMP, "…the competing values of the Plan must be balanced through the public review process to achieve the larger vision of the community."

As such, the CMP acknowledges its own competing values and that implementation can only be achieved through the balancing of community values during the review process.

Policy 3-2B.1 is to "Use building envelopes, clustering and other site design techniques, where appropriate, to direct building away from environmentally and visually sensitive lands." The proposed structure associated with this request will be placed within a building envelope on the property. Policy 3-3F.1 states that "Low-intensity rural development is supported in the West Plum Creek Subarea." The request is located on an agriculturally zoned property that is being developed with a single-family residence. As the facility will not be open to the public and will be fully enclosed, the low-intensity rural character of the site should remain. Horse barns have been constructed on several parcels within the Bears Den RSP.

2102.06: Will not result in an over-intensive use of land.
Staff Comment: The proposal is located on an existing A-1 parcel with a residence under construction. The kennel is for the homeowner's personal pet birds and will not generate any traffic or commercial activity beyond what is expected from a single-family residence.

2102.07: Will provide roadway capacity necessary to maintain the adopted roadway level-of-service for the proposed development concurrently with the impacts of such development.
Staff Comment: The use is for personal household pets and will not increase the traffic impacts beyond what is expected from a single-family residence.

2102.08: Will provide public facilities and services necessary to accommodate the proposed development concurrently with the impacts of such development.
Staff Comment: All such services are available to the site.

2102.09: Will not cause significant air, water, or noise pollution.
Staff Comment: All birds will be kept in a fully enclosed, climate controlled structure, which will minimize any noise or other impacts to the area.

2102.10: Will be adequately landscaped, buffered, and screened.
Staff Comment: All operations of the use will be contained in a structure architecturally designed to be compatible with the area.

2102.11: Complies with the standards regarding water supply.
Staff Comment: The proposed use does not generate additional water demand beyond a single-family residence. A well permit has been issued for the single-family residence that is currently under construction. Section 2102.11.1 of the DCZR states that "If it is demonstrated that the use by special review will not generate any ongoing water demand, no proof of water supply shall be required and no other provisions of Section 18A, Water Supply Overlay District, herein, shall be applicable."

2102.012: Will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of the County.
Staff Comment: No detriments to health, safety, or welfare have been identified through review of the proposed kennel for household pet birds. The management plan will ensure proper operational procedures.

IX. STAFF ASSESSMENT

Staff has evaluated the USR request in accordance with Section 21 of the DCZR. The applicant is required to adhere to the USR plan exhibit and operational limits of the management plan. Per Section 21, all approved USRs are subject to annual inspection to ensure compliance with the management plan. Should the Board find that the approval standards for the USR are met, the following proposed condition should be considered for inclusion in the motion:

1. Prior to final approval of the record copy of the USR Plan Exhibit, any necessary technical corrections shall be made to the satisfaction of Douglas County.

2. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application, therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

ATTACHMENTS **PAGE**

Douglas County Land Use Application 9
Applicant's Narrative 10
Vicinity Map 13
Zoning Map 14
Aerial Map 15
Referral Agency Response Report 16
Referral Response Letters 18
Applicant Response to Referral Comments 24
USR Plan Exhibit 26

LAND USE APPLICATION

Please complete, sign, and date this application. Return it with the required items listed on the Submittal Checklist to planningsubmittals@douglas.co.us. Submittals may also be mailed or submitted in person to Planning Services. *NOTE: The Planning Commission or the Board of County Commissioners should not be contacted regarding an open application.*

OFFICE USE ONLY
PROJECT TITLE:
PROJECT NUMBER:

PROJECT TYPE: Use By Special Review

MARKETING NAME: NA

PRESUBMITTAL REVIEW PROJECT NUMBER: PS2025-064

PROJECT SITE:

Address: NA

State Parcel Number(s): 235327402006

Subdivision/Block#/Lot# *(if platted)*: Bears Den Rural Site Plan 2nd Exemption, Lot 16B

PROPERTY OWNER(S):

Name(s): Wagner Colorado Residence Trust

Address: 15034 Cathedral Falls Drive , Cypress, TX 77429

Phone:

Email: [redacted]

AUTHORIZED REPRESENTATIVE: *(Notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative)*

Name: David E Archer & Associates, Inc Kevin Archer

Address: 105 Wilcox Street, Castle Rock, CO 80104

Phone: 303-688-4642

Email: [redacted]

To the best of my knowledge, the information contained on this application is true and correct. I have received the County's information sheet regarding the *Preble's Meadow Jumping Mouse*.

Applicant Signature — 7-1-25 Date

PROJECT NARRATIVE

USE BY SPECIAL REVIEW
For
BEARS DEN RURAL SITE PLAN 2nd EXEMPTION, LOT 16B

The purpose of this request is to obtain approval to keep up to 60 small tropical birds in the Toucan (Ramphastidae) family. If approved, the barn will contain 30-35 flights (cages) to house toucans, toucanets, and aracaris. The birds will only be housed inside the barn with no outdoor use.

Toucans, toucanets, and aracaris are members of the Ramphastidae family in the Order of Piciformes. Most of the birds kept will be aracaris and toucanets, which are small birds that are 12-18 inches in length including the bills and tails, and weigh about 100-250 grams. The actual bodies are quite small. I will also keep a few small toucans (4 - 8) that range in weight from 250 to 400 grams and are up to 19 inches in length. They are all quiet, pleasant birds that are not dangerous in any way. Toucans, aracaris and toucanets are often kept as tame pets and are not considered exotic animals.

The birds are kept for my own personal enjoyment, at a significant expense. I want to be clear that this is not a commercial operation. This will be a private facility with no public visitation. Only my personal birds will be housed, with no third party owned birds boarded.

The birds will be kept in pairs and may occasionally breed and raise young. When they do, I typically sell, trade or give them to other breeders. In 2024 for example, I traded one bird to a zoo (Dallas World Aquarium), sold one bird, gave one to a friend, and kept two. I only raise a few young birds per year.

The property is located on Lot 16B, Bears Den Rural Site Plan and is zoned A1. Section 2402.01 of the zoning regulations no more than 8 household pets of more than 4 months of age shall be permitted per parcel. A Use by Special Review is required to allow the proposed number birds on the property.

The proposed Aviary will be located at a 71.5’ setback where a 50’ setback normally allowed in A1 zone for an outbuilding and by the Bears Den Rural Site Plan. We understand that a Kennel is required to have a 100’ setback. While the proposed use is similar in that animals are kept there, the noise levels are not the same and there will be no outside activities. The birds will be in a building and in cages and are not allowed to fly outside. Impacts on neighbors will be very limited. The birds are very quiet. They are not loud like some parrots and only make noise when alarmed, and even then, their voices do not carry far. For example, the birds are currently housed in the backyard of my home in a subdivision developed at a density of ½ acre lots, and some of them have been here for a decade. My neighbor’s house is ~50 ft from one of the

aviaries and he has never complained about any noise. The planned location of the barn will be more than 700 ft away from the closest neighboring home. In addition, the building will have retractable glass garage doors that will be opened on warm days for ventilation but could be closed if there was any noise concern. The Aviary is for personal use only and will not be open to the public and will not generate any additional traffic to the area.

The property is located in the West Plum Creek Subarea in the Nonurban Land Use Section of the 2040 Comprehensive Master Plan. The Master Plan discusses development within the Subarea. The property is already developed to allow a residence and outbuildings as a part of the Bears Den Rural Site Plan. The specific uses are not discussed within the Master Plan. As the property is already developed it is in compliance with the master plan.

Toucans are characterized as pets by the US Department of Agriculture, and as legal non-regulated birds by the state of Colorado. Reference links below:

List of Pet Birds as Defined by the Animal Welfare Regulations | Animal and Plant Health Inspection Service

Wildlife Aren't Pets | Colorado Parks and Wildlife

Given the limited number and size of the birds I sell per year (low single digit), I am not subject to USDA permitting or inspections.

Since the building will house more than 30 birds, it will require a license as a bird breeding facility by the Colorado Department of Agriculture per the Pet Animal Care Facilities Act (PACFA). I have already been in contact with the lead PACFA inspector to ensure the building meets the licensing requirements.

Pet Animal Care and Facilities Act | Department of Agriculture

I have an excellent reputation in the avian and zoo community and am a professional fellow member of the Zoological Association of America.

The property is within the Bears Den Rural Site Plan and residential wells are allowed and approved for each property. The water requirements of the birds is minimal and will not require more than the allowed residential well.

Waste treatment for the birds will be handled via a septic system.

Fire protection will be provided as required by the West Douglas Fire Protection District. There is nothing specific required for the Aviary.

There will be no impact to the existing vegetation and or wildlife. The birds will be kept in clean and high-quality living conditions comparable to a zoo. The internal flights will be constructed by a leading contractor to U.S zoos, with double redundancy containment. In addition to the cage doors, there will be a safety corridor through which the cages are accessed, that is also

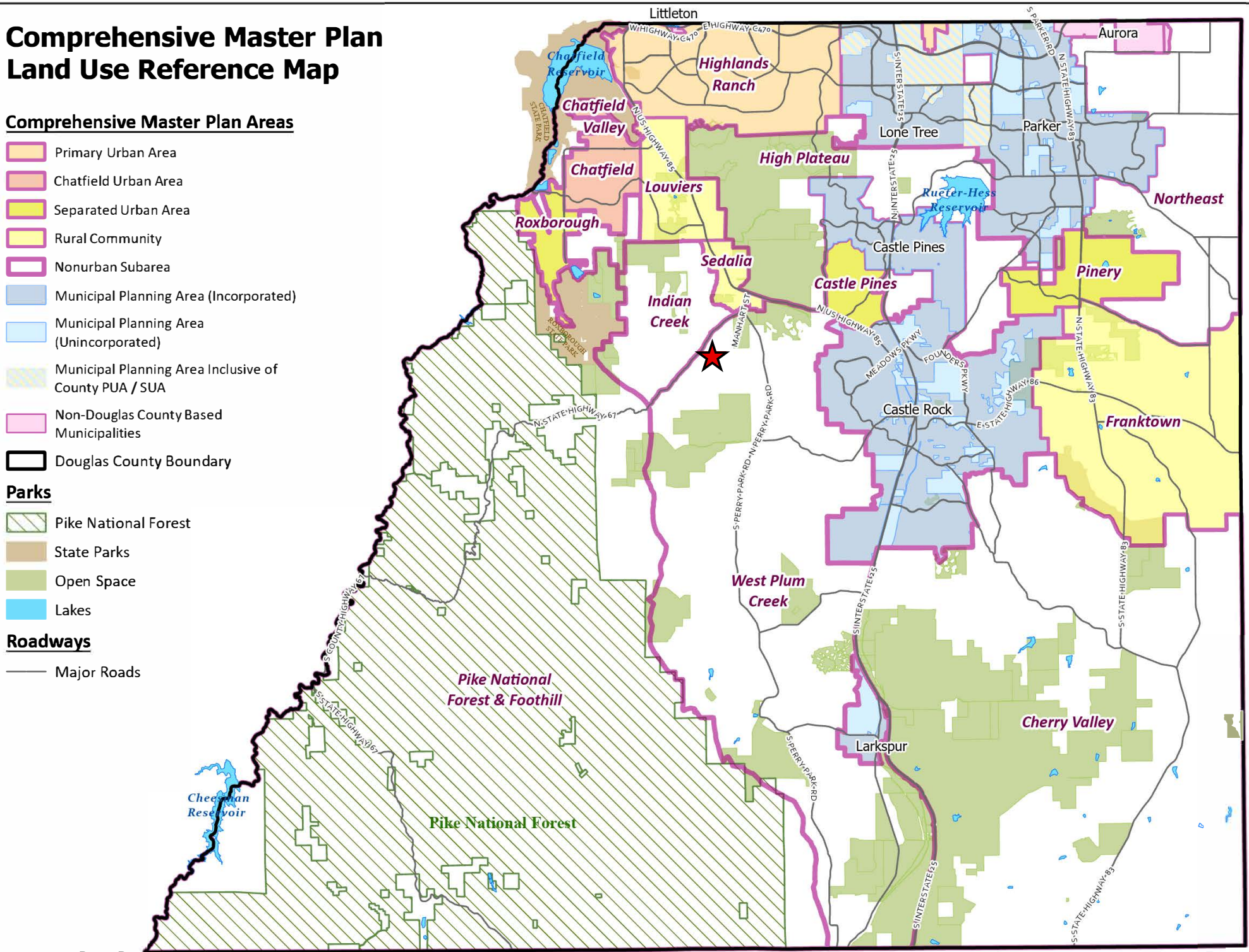
enclosed. If by chance the birds escaped the cages and safety corridors, they would still be contained by the primary barn structure itself. Since toucans are tropical birds, they would not be able to survive in the local climate, so there is no risk of establishment of a non-indigenous population if any escaped.

The proposed Aviary will have no impact to the air and/or water quality in the area.

There are no specific buffering plans or additional landscaping proposed as all Aviary operations are within the building.

Public Services and Facilities already exist for the development of the property with a residence and nothing more is required for the proposed Aviary.

Comprehensive Master Plan Land Use Reference Map



Comprehensive Master Plan Areas

- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County Boundary

Parks

- Pike National Forest
- State Parks
- Open Space
- Lakes

Roadways

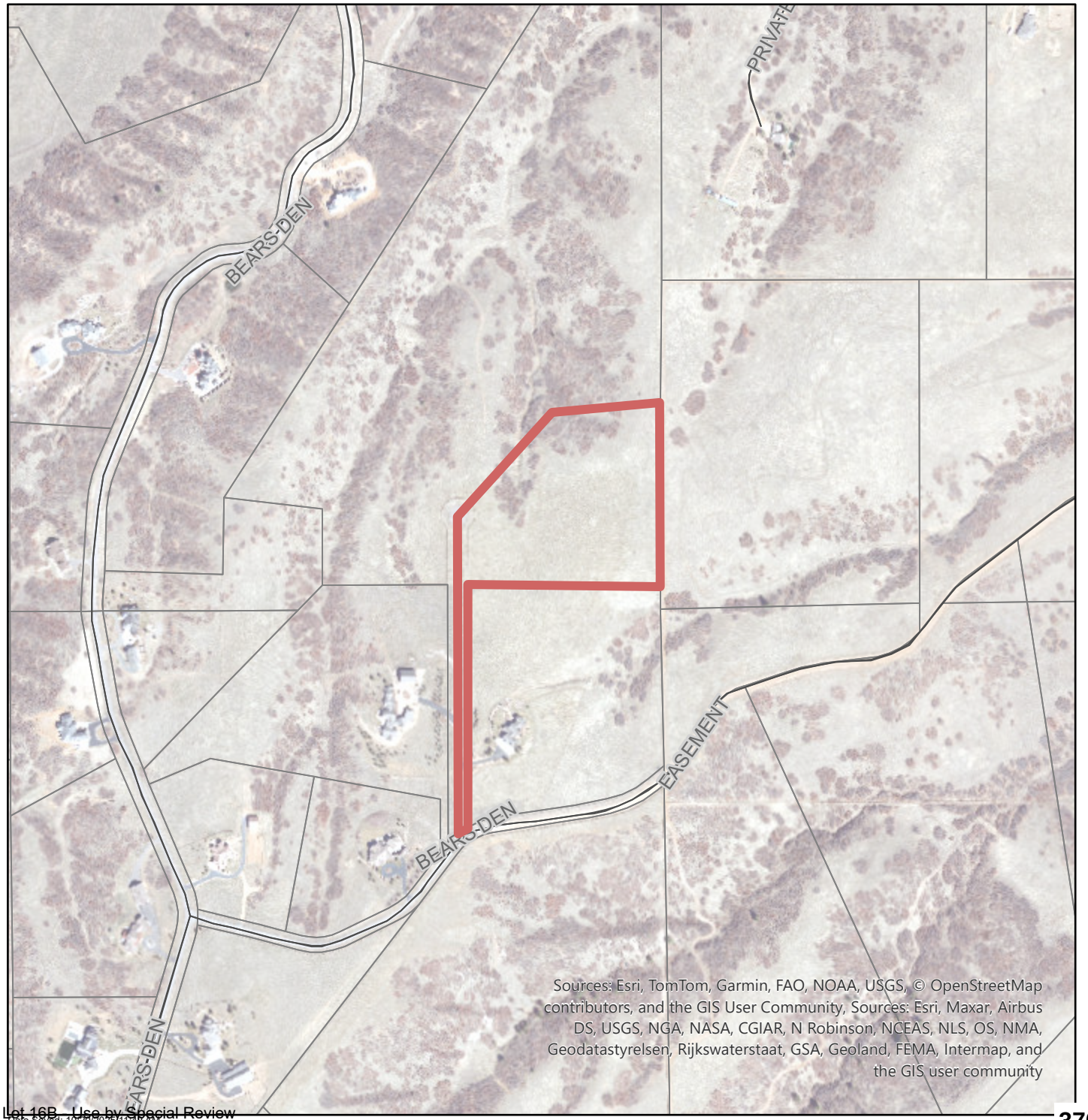
- Major Roads

Bears Den Rural Site Plan, 2nd Exemption, Lot 16B

US2025-012
Zoning Map

N

LEGEND
- Roads
- Major Roads
- Parcels - PARCELS
- A1 - AGRICULTURAL ONE



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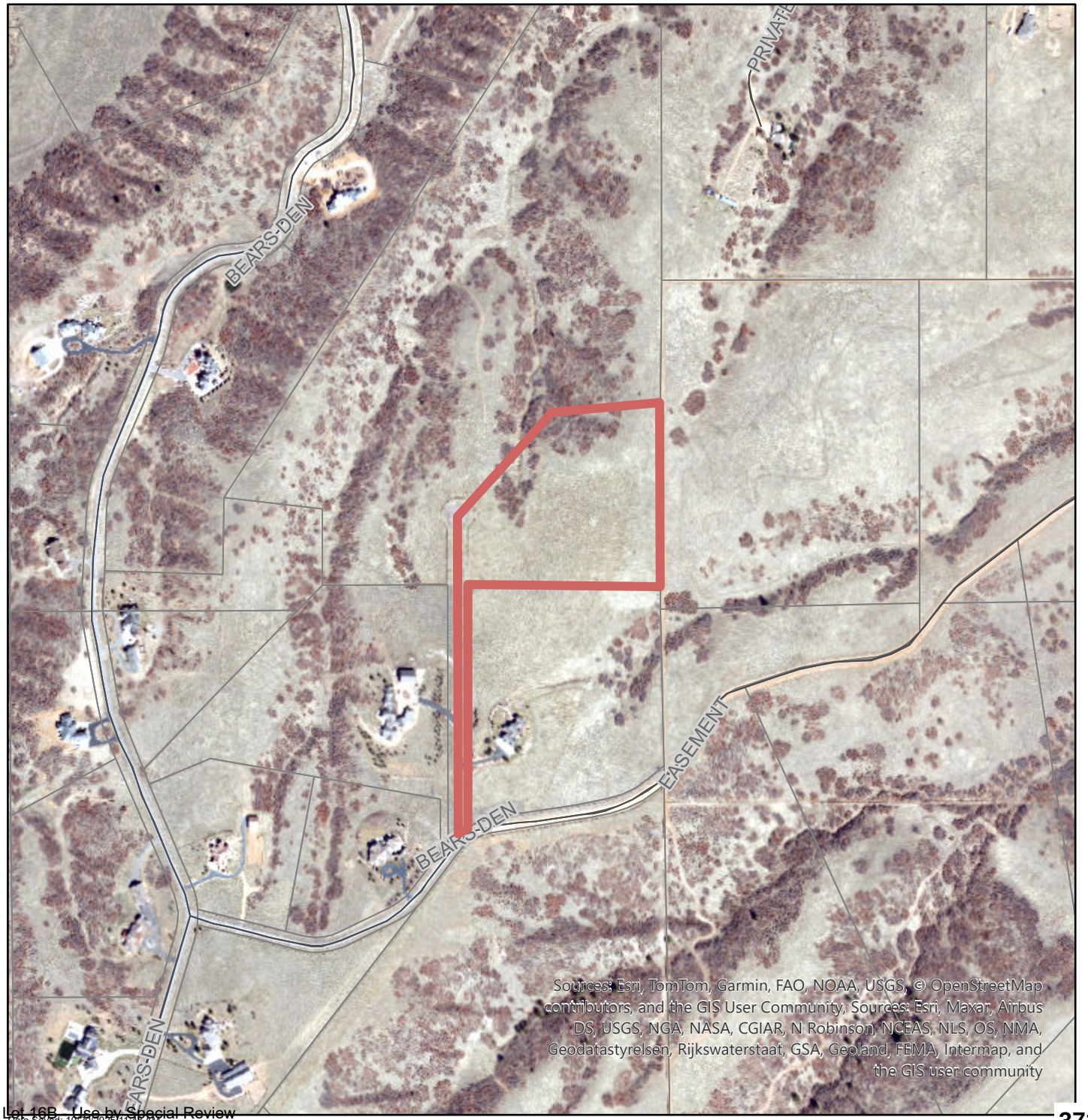
Bears Den Rural Site Plan, 2nd Exemption, Lot 16B

US2025-012
Aerial Map

N

LEGEND
- Roads
- Major Roads
- Parcels - PARCELS



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Project Name: Bears Den Rural Site Plan, 2nd Exemption, Lot 16B
Project File #: US2025-012
Date Sent: 07/17/2025 **Date Due:** 08/07/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	07/22/2025	No Comment:	No response necessary
Assessor	07/29/2025	Received: None	No response necessary
AT&T Long Distance - ROW		No Response Received:	No response necessary
Black Hills Energy		No Response Received:	No response necessary
Building Services	07/18/2025	No Comment:	No response necessary
CenturyLink		No Response Received:	No response necessary
Comcast		No Response Received:	No response necessary
CORE Electric Cooperative	08/07/2025	No Comment:	No response necessary
Engineering Services	08/07/2025	Received: Please submit a GESC Plan and OPC	Applicant provided the requested information. It is currently under review by Engineering Services.
Indian Creek Ranch Improvement Association		No Response Received:	No response necessary
Mile High Flood District		No Response Received:	No response necessary
Office of Emergency Management	07/17/2025	No Comment:	No response necessary
Sheriff's Office	07/22/2025	Received: Deputy Jeff Pelle reviewed this request regarding security, keeping Crime Prevention Through Environmental Design (CEPTD) concepts in mind; no comments or concerns were noted at this time.	No response necessary
Sheriff's Office E911		No Response Received:	No response necessary
West Douglas County FD		No Response Received:	No response necessary

Project Name: Bears Den Rural Site Plan, 2nd Exemption, Lot 16B
Project File #: US2025-012
Date Sent: 07/17/2025 **Date Due:** 08/07/2025

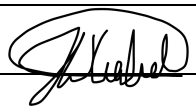
Agency	Date Received	Agency Response	Response Resolution
Xcel Energy-Right of Way & Permits	07/31/2025	Received: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the application for Use by Special Review for a "kennel" to keep tropical birds as household pets and currently has no apparent conflict. Please be aware PSCo owns and operates existing natural gas distribution facilities along Bears Den Trail. The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer. As a safety precaution, PSCo would like to remind the developer to dial 811 for utility locates prior to construction.	Information forwarded to applicant.

REFERRAL RESPONSE REQUEST

Date Sent: July 17, 2025 Comments due by: **August 7, 2025**

Project Name:	Bears Den Rural Site Plan, 2nd Exemption, Lot 16B
Project File #:	US2025-012
Project Summary:	The applicant requests approval of a Use by Special Review for a "kennel" to keep tropical birds as household pets. The birds will be kept inside a to be constructed barn and will not be open to the public.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☐	No Comment	
☒	Please be advised of the following concerns: Please submit a GESC Plan and OPC	
☐	See letter attached for detail.	
Agency: PW - Engineering		**Phone #:** (303) 660-7490
Your Name: Jacob Gabel *(please print)*		**Your Signature:**  **Date:** 8/7/2025

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,

Trevor Bedford, AICP, Project Planner

Enclosure

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

July 31, 2025

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Trevor Bedford

Re: Bears Den Rural Site Plan, 2nd Exemption, Lot 16B, Case # US2025-012

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the application for Use by Special Review for a "kennel" to keep tropical birds as household pets and currently has **no apparent conflict**.

Please be aware PSCo owns and operates existing natural gas distribution facilities along Bears Den Trail.

The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.

As a safety precaution, PSCo would like to remind the developer to dial 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

Bears Den Rural Site Plan, 2nd Exemption, Lot 16B

SECTION 27 & 34, TOWNSHIP 7 SOUTH RANGE 68 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO.
TOTAL AREA 12.21 ACRES, PERMIT AREA 1.06 ACRES
USR - PLAN EXHIBIT
US2025- 012

MANAGEMENT PLAN

NUMBER OF CLIENTS/BOARDERS/PARISHIONERS/ANIMALS:
There will be no clients or ~~borders.~~ boarders. There will be 60 small tropical birds in the Toucan (Ramphastidae) family.
The birds are personal household pets of the property owner.

HOURS OF OPERATION:
The Aviary will be in operation 24/7. It will not be open to the public.

NUMBER OF EMPLOYEES:
The Aviary will be operated by the family with no employees.

REQUIRED OUTSIDE STORAGE/PARKING/LOADING AREAS:
There will be no outside parking, storage or loading areas required.

PERMIT REQUIREMENTS FROM OTHER, STATE, FEDERAL AND/OR LOCAL AGENCIES:
Since the building will house more than 30 birds, it will require a license as a bird breeding facility by the Colorado Department of Agriculture per the Pet Animal Care Facilities Act (PACFA).

METHOD OF PROVIDING FIRE PROTECTION:
Fire protection will be as required by the West Douglas Fire Protection District.

OTHER OPERATIONAL ELEMENTS NECESSARY TO ADDRESS POTENTIAL IMPACTS FOR THE SPECIFIC SPECIAL USE
There are no special elements required for this specific special use.

Up to ___ birds may be sold per year.

SITE DATA TABLE

ITEM	SQUARE FOOTAGE	% OF PERMIT SITE
Lot Area	531,868	
USR Permit Area	46,055	100.0
* PROPOSED ASPHALT	7,515	16.3
* PROPOSED AVIARY	5,049	11.0
HARDSCAPE TOTAL	12,564	27.3
* LANDSCAPE AREA (SEED & MULCH)	32,925	71.5
* PARKING ONE SPOT PROVIDED FOR OWNER USE ONLY		

VICINITY MAP
Scale: 1"=2000'

Use USR Approval Certificate, Section 2112.04

APPROVAL CERTIFICATE

THIS SITE IMPROVEMENT PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH DOUGLAS CO. REGULATIONS.

Engineering Services _____ Date _____

Planning Services _____ Date _____

- *Failure to obtain a building permit within three (3) years after the date of SIP approval , as noted on the Notice of Action . Final Status, shall cause the unbuilt portion of this SIP to be null and void, unless an extension was granted.*
- *Acceptance of site construction drawings by the Douglas County Engineering Services shall be required (as applicable) prior to issuance of building permits. Acceptance of site construction drawings expires three (3) years after the date of signature.*
- *Signs shown hereon are NOT approved. All signs require approval of a sign permit in accordance with the Sign Standards section of the Douglas County Zoning Resolution .*

The undersigned as the owner or owner.s representative of the lands described herein hereby agree(s) on behalf of himself/herself (themselves), their heirs and assigns to develop and maintain the property described hereon in accordance with this approved SIP and in compliance with the Douglas County Zoning Resolution.

Wagner Colorado Residence Trust
By: _____
Title: _____
Date: _____

STATE OF COLORADO }
COUNTY OF _____ } SS

Acknowledged before me this_____day of _____ , 20 ___
by _____.

My commission expires: _____
Witness my hand and official seal.

_____
Notary Public

OWNER:
WAGNER COLORADO RESIDENCE TRUST
15034 CATHEDRAL FALLS DRIVE
CYPRESS, TEXAS 77429

BUILDER
GRAY CONSTRUCTION
7505 VILLAGE SQUARE DRIVE, SUITE 202
CASTLE PINES, CO 80108
DOUGLAS COUNTY, COLORADO.
PHONE: (303)-660-0121

REPRESENTATIVE:
DAVID E. ARCHER & ASSOCIATES, INC.
105 WILCOX STREET
CASTLE ROCK CO 80104
PHONE: (303)-688-4642
FAX: (303)-688-4675

LEGAL DESCRIPTION:
5170 BEARS DEN TRAIL
LOT 16B, BEARS DEN RURAL SITE PLAN EXEMPTION, 17TH AMENDMENT, DOUGLAS CO

UNCC
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SHEET INDEX

SHEET 1 of 4 = TITLE SHEET
SHEET 2 of 4 = SITE PLAN
SHEET 3 of 4 = GRADING PLAN
SHEET 4 of 4 = BUILDING ELEVATIONS

DAVID E. ARCHER & ASSOCIATES,INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST., CASTLE ROCK, COLORADO 80104

REVISIONS

SHEET 1 OF 4
MAY , 2025
JOB NUMBER 23-0504

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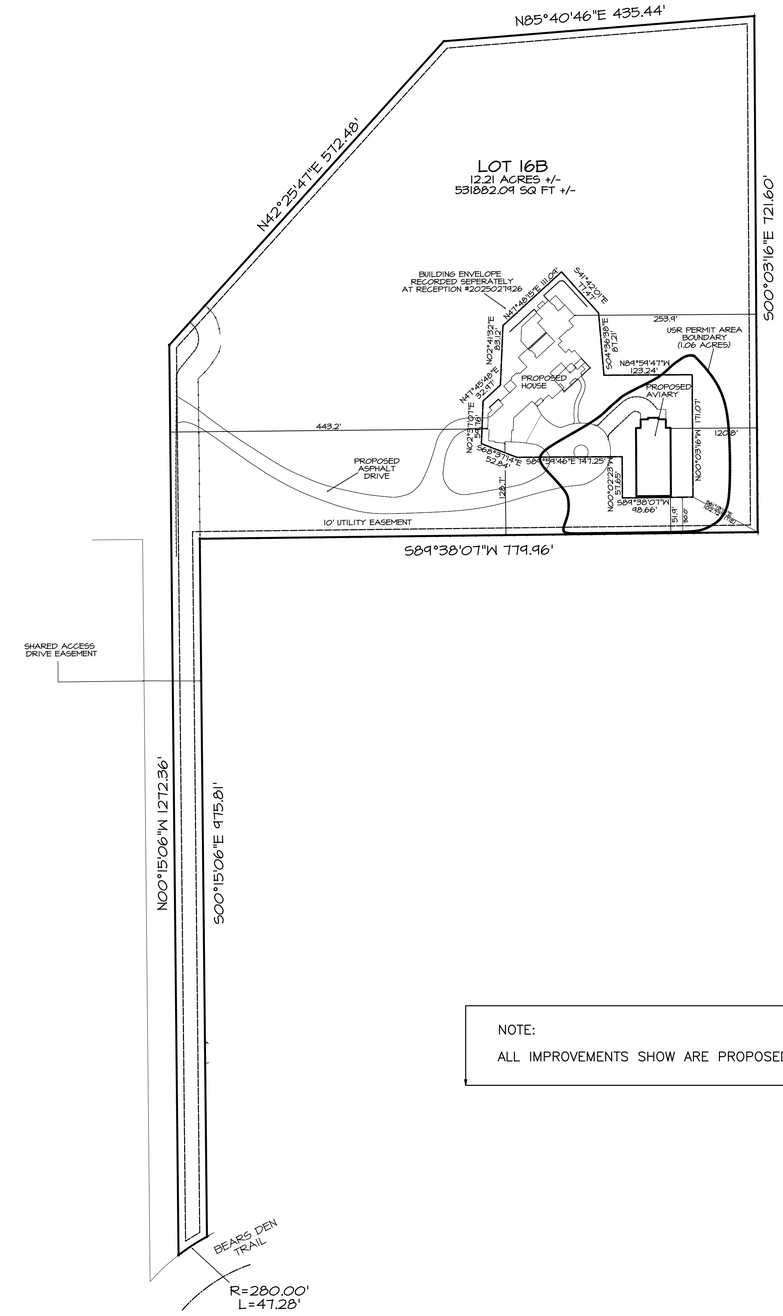
Wed Jul 02 16:04:17 2025

5161 BEARS DEN TRAIL
SECTION 27 & 34, TOWNSHIP 7 SOUTH RANGE 68 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO.
TOTAL AREA 12.21 ACRES, PERMIT AREA 1.06 ACRES
USR - PLAN EXHIBIT
US2025-



NOTE:
ALL IMPROVEMENTS SHOW ARE PROPOSED.

Approval Certificate

Planning _____ Initials/Date

Owner _____ Initials/Date

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST CASTLE ROCK, COLORADO 80104

REVISIONS

5161 BEARS DEN TRAIL
SECTION 27 & 34, TOWNSHIP 7 SOUTH, RANGE 68 WEST
OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO.
USR - SITE PLAN

SCALE	As Noted
DATE	07-02-25
DR'N.	NDS
CKD.	KEA
AP'VD.	KEA
JOB NUMBER	23-0504
Sheet	2 of 4

Wed Jul 2, 2025 4:16:29PM
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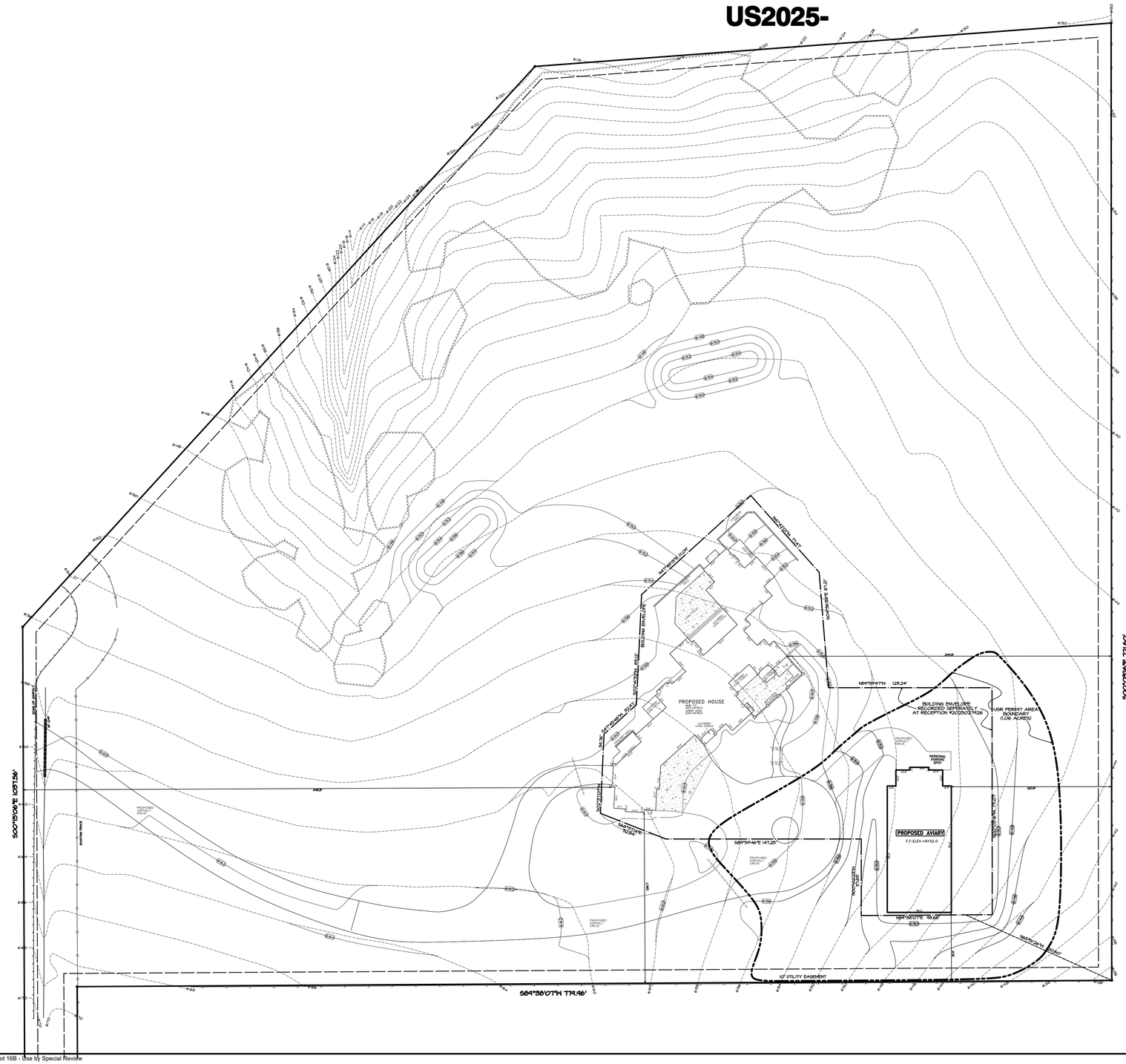
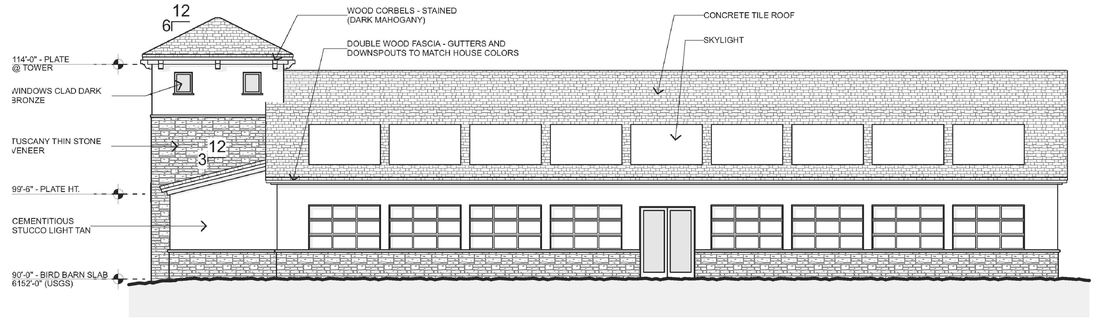
5161 BEARS DEN TRAIL
SECTION 27 & 34, TOWNSHIP 7 SOUTH RANGE 68 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO.
TOTAL AREA 12.21 ACRES, PERMIT AREA 1.06 ACRES
USR - PLAN EXHIBIT
US2025-

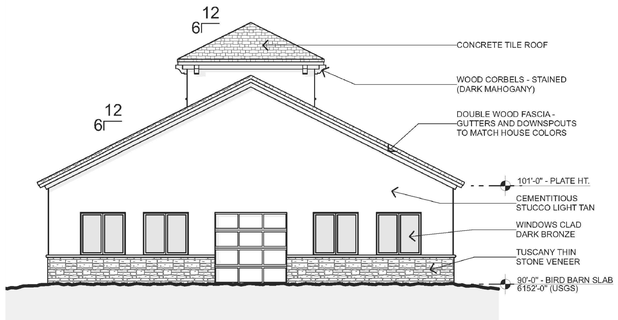

S00°15'06"E 1,087.56'
S00°03'04"E 721.60'
S89°36'07"W 779.46'
PROPOSED HOUSE
BUILDING ENVELOPE RECORDED SEPERATELY AT RECEPTION #2022502726
USR PERMIT AREA BOUNDARY (1.06 ACRES)
PROPOSED AVIARY
F.F.ELEV.=8152.0
PERSONAL PARKING SPOT
PROPOSED ASPHALT DRIVE
PROPOSED GRAVEL DRIVE
EXISTING TRAIL
BUILDING ENVELOPE
10' UTILITY EASEMENT
N89°58'47"W 129.24'
S89°54'46"E 147.29'
S89°36'07"W 69.68'
N89°36'07"E 69.68'
S00°23'53"E 60.00'
N00°23'53"W 60.00'
S89°36'07"W 60.00'
N89°36'07"E 60.00'
S00°23'53"E 60.00'
N00°23'53"W 60.00'
MATTHEWS LOOP
MATTHEWS LOOP
S00°23'53"E 60.00'
N00°23'53"W 60.00'
S89°36'07"W 60.00'
N89°36'07"E 60.00'

5161 BEARS DEN TRAIL
SECTION 27 & 34, TOWNSHIP 7 SOUTH RANGE 68 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO.
TOTAL AREA 12.21 ACRES, PERMIT AREA 1.06 ACRES
USR - PLAN EXHIBIT
US2025-

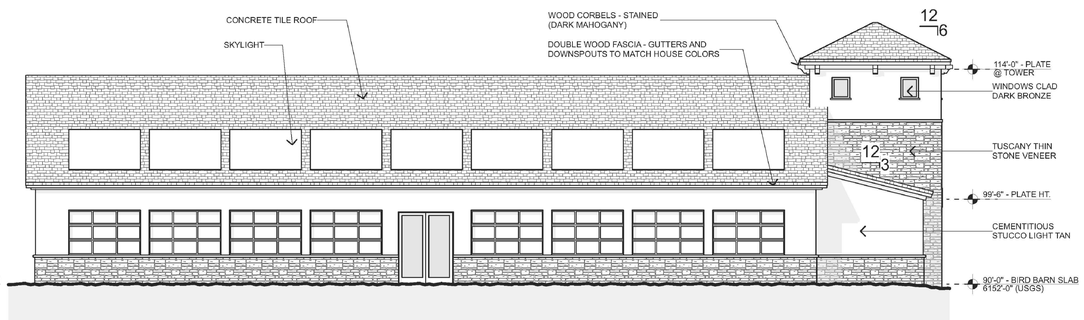
5 Bird Barn - North Elevation
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



3 Bird Barn - West Elevation
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



6 Bird Barn - South Elevation
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



4 Bird Barn - East Elevation
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

Approval Certificate

Planning _____ Initials/Date

Owner _____ Initials/Date

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST CASTLE ROCK, COLORADO 80104

REVISIONS

5161 BEARS DEN TRAIL
SECTION 27 & 34, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO.

BUILDING ELEVATIONS

SCALE	As Noted
DATE	07-02-25
DR'N.	NDS
CK'D.	KEA
AP'VD.	KEA
JOB NUMBER	23-0504
Sheet	4 of 4

Wed Jul 2, 2025 4:18:22PM
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DAVID E. ARCHER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & ENGINEERS
105 Wilcox Street * Castle Rock, CO 80104
PHONE (303) 688-4642 * FAX (303) 688-4675 * karcher@davidearcher.com

August 28, 2025
Job No. 23-0504

Trevor Bedford, AICP
Senior Planner
Department of Community Development
Planning Services
100 Third Street
Castle Rock, CO 80104

RE: Use by Special Review for Bears Den Rural Site Plan, 2nd Exemption, Lot 16B – US2025-012
Response – Referral Comments

Dear Trevor:

We have received the Referral Comments on August, 212025 and we have revised the documents as requested. Our responses to those comments are as follows:

General Comments

1. A Use by Special Review for a Kennel requires a 100' setback to all property lines. The proposed building does not meet this setback. It is possible for the Board of County Commissioners to approve a lesser setback than required. If you wish to request this lower setback, please specifically discuss that in the narrative and explain why you believe the proposed setback is appropriate.
   The narrative has been updated to include an explanation.
2. Please use the USR Approval Certificate rather than SIP Approval Certificate. Section 2112.04.
   The approval certificate has been updated.
3. Although the number is low, it may be appropriate to mention possible bird sales in the management plan so that it is clear it is allowed. A statement similar to "Up to _#_ birds may be sold per year".
   The management plan has been updated.
4. See redlined plan set for minor revisions. Update title on all pages.
   The redlines have been addressed as noted on the redlines.

Referral Agencies

Engineering Services

A GESC Plan and the OPC is attached.

Xcel Energy

It is understood that Xcel has facilities in the area and it is the owners responsibility to apply for an application to provide natural gas.

All other Agencies had no response or comment on the project

I believe we have addressed the comments provided. Please let us know if there are any additional comments.

Thank you,

Kevin E. Archer, P.E.

BEARS DEN RURAL SITE PLAN, 2ND EXEMPTION, LOT 16B
SECTION 27 & 34, TOWNSHIP 7 SOUTH RANGE 68 WEST
OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO.
TOTAL AREA 12.21 ACRES, PERMIT AREA 1.06 ACRES
USR - PLAN EXHIBIT
US2025-012

MANAGEMENT PLAN

NUMBER OF CLIENTS/BOARDERS/PARISHIONERS/ANIMALS:
There will be no clients or boarders. There will be 60 small tropical birds in the Toucan (Ramphastidae) family. The birds are personal household pets of the property owner. Up to 20 birds may be sold per year. All sales by internet with no on-site sales.

HOURS OF OPERATION:
The Aviary will be in operation 24/7. It will not be open to the public.

NUMBER OF EMPLOYEES:
The Aviary will be operated by the family with no employees.

REQUIRED OUTSIDE STORAGE/PARKING/LOADING AREAS:
There will be no outside parking, storage or loading areas required.

PERMIT REQUIREMENTS FROM OTHER, STATE, FEDERAL AND/OR LOCAL AGENCIES:
Since the building will house more than 30 birds, it will require a license as a bird breeding facility by the Colorado Department of Agriculture per the Pet Animal Care Facilities Act (PACFA).

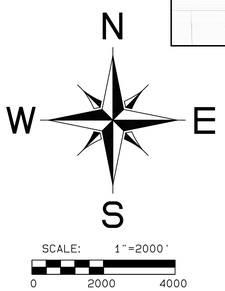
METHOD OF PROVIDING FIRE PROTECTION:
Fire protection will be as required by the West Douglas Fire Protection District.

OTHER OPERATIONAL ELEMENTS NECESSARY TO ADDRESS POTENTIAL IMPACTS FOR THE SPECIFIC SPECIAL USE
There are no special elements required for this specific special use.

SITE DATA TABLE

ITEM	SQUARE FOOTAGE	% OF PERMIT SITE
Lot Area	531,868	
USR Permit Area	46,322	100.0
* PROPOSED ASPHALT/CONC. * PROPOSED AVIARY	9,261 4,357	20.0 9.4
HARDSCAPE TOTAL	13,618	29.4
* LANDSCAPE AREA (SEED & MULCH)	32,704	70.6
* PARKING ONE SPOT PROVIDED FOR OWNER USE ONLY		

VICINITY MAP
Scale: 1"=2000'



APPROVAL CERTIFICATE

THE USE BY SPECIAL REVIEW AS DEPICTED HEREON WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON _____, 20___.

_____
Director of Community Development

- The use by special review is subject to yearly review, or as otherwise defined by the Board of County Commissioners as part of its approval of the use by special review, to ensure compliance with the approval standards and conditions of approval.
- Construction shall commence pursuant to the use by special review within 3 years from the date of approval, or within the extended effective approval period, or the use by special review shall terminate.
- The use by special review shall terminate when the use of the land changes or when the time period established by the Board of County Commissioners through the approval process expires. The owner shall notify the Zoning Division of a termination of the use. When the Zoning Division is notified of a termination of use or observes that the use has been terminated during the annual review, a written notice of termination shall be sent to the landowner.
- Acceptance of site construction drawings by Douglas County Engineering shall be required (as applicable) prior to issuance of building permits. Acceptance of site construction drawings expires three (3) years after the date of signature.
- Signs shown hereon are NOT approved. All signs require approval of a sign permit in accordance with the Sign Standards section of the Douglas County Zoning Resolution.

The undersigned as the owner or owner.s representative of the lands described herein hereby agree on behalf of itself, its successors and assigns to develop and maintain the property described hereon in accordance and compliance with this approved Plan Exhibit and the Douglas County Zoning Resolution

_____
WAGNER COLORADO RESIDENCE TRUST
By: _____
Title: Owner
Date: _____

STATE OF COLORADO)
) SS
COUNTY OF _____)

Acknowledged before me this_____day of _____ , 20___
by _____ and _____ as owners.

My commission expires: _____
Witness my hand and official seal.

_____
Notary Public

OWNER:
WAGNER COLORADO RESIDENCE TRUST
15034 CATHEDRAL FALLS DRIVE
CYPRESS, TEXAS 77429

BUILDER
GRAY CONSTRUCTION
7505 VILLAGE SQUARE DRIVE, SUITE 202
CASTLE PINES, CO 80108
DOUGLAS COUNTY, COLORADO.
PHONE: (303)-660-0121

REPRESENTATIVE:
DAVID E. ARCHER & ASSOCIATES, INC.
105 WILCOX STREET
CASTLE ROCK CO 80104
PHONE: (303)-688-4642
FAX: (303)-688-4675

LEGAL DESCRIPTION:
5170 BEARS DEN TRAIL
LOT 16B, BEARS DEN RURAL SITE PLAN EXEMPTION, 17TH AMENDMENT, DOUGLAS CO

UNCC
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SHEET INDEX

SHEET 1 of 4 = TITLE SHEET
SHEET 2 of 4 = SITE PLAN
SHEET 3 of 4 = SITE & GRADING PLAN DETAILS
SHEET 4 of 4 = BUILDING ELEVATIONS

DAVID E. ARCHER & ASSOCIATES,INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST., CASTLE ROCK, COLORADO 80104

SHEET 1 OF 4
MAY , 2025
JOB NUMBER 23-0504

REVISIONS
Redline Revisions 08-11-25
Site & Bldg. Revised 9-19-25

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Fri Sep 19 13:55:15 2025

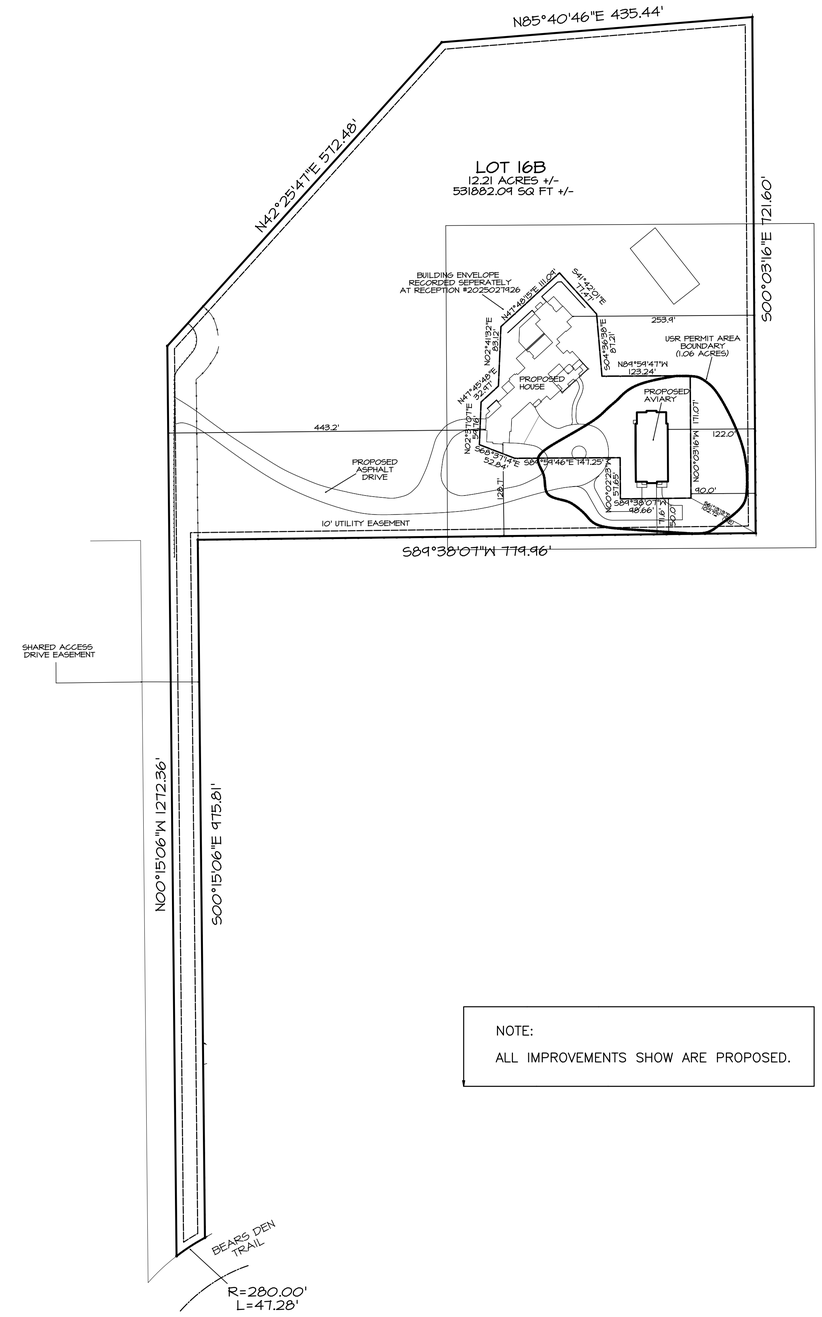
BEARS DEN RURAL SITE PLAN, 2ND EXEMPTION, LOT 16B

SECTION 27 & 34, TOWNSHIP 7 SOUTH RANGE 68 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO.

TOTAL AREA 12.21 ACRES, PERMIT AREA 1.06 ACRES

USR - PLAN EXHIBIT

US2025-012



NOTE:
ALL IMPROVEMENTS SHOW ARE PROPOSED.

Approval Certificate

Planning _____ Initials/Date

Owner _____ Initials/Date

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST CASTLE ROCK, COLORADO 80104

REVISIONS
Redline Revisions 08-11-25
Site & Bldg. Revised 9-19-25

5161 BEARS DEN TRAIL
SECTION 27 & 34, TOWNSHIP 7 SOUTH, RANGE 68 WEST
OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO.

USR - OVERALL SITE PLAN

SCALE	As Noted
DATE	07-02-25
DR'N.	NDS
CKD.	KEA
AP'VD.	KEA
JOB NUMBER	23-0504
Sheet	2 of 4

Mon Sep 22, 2025 4:10:43PM
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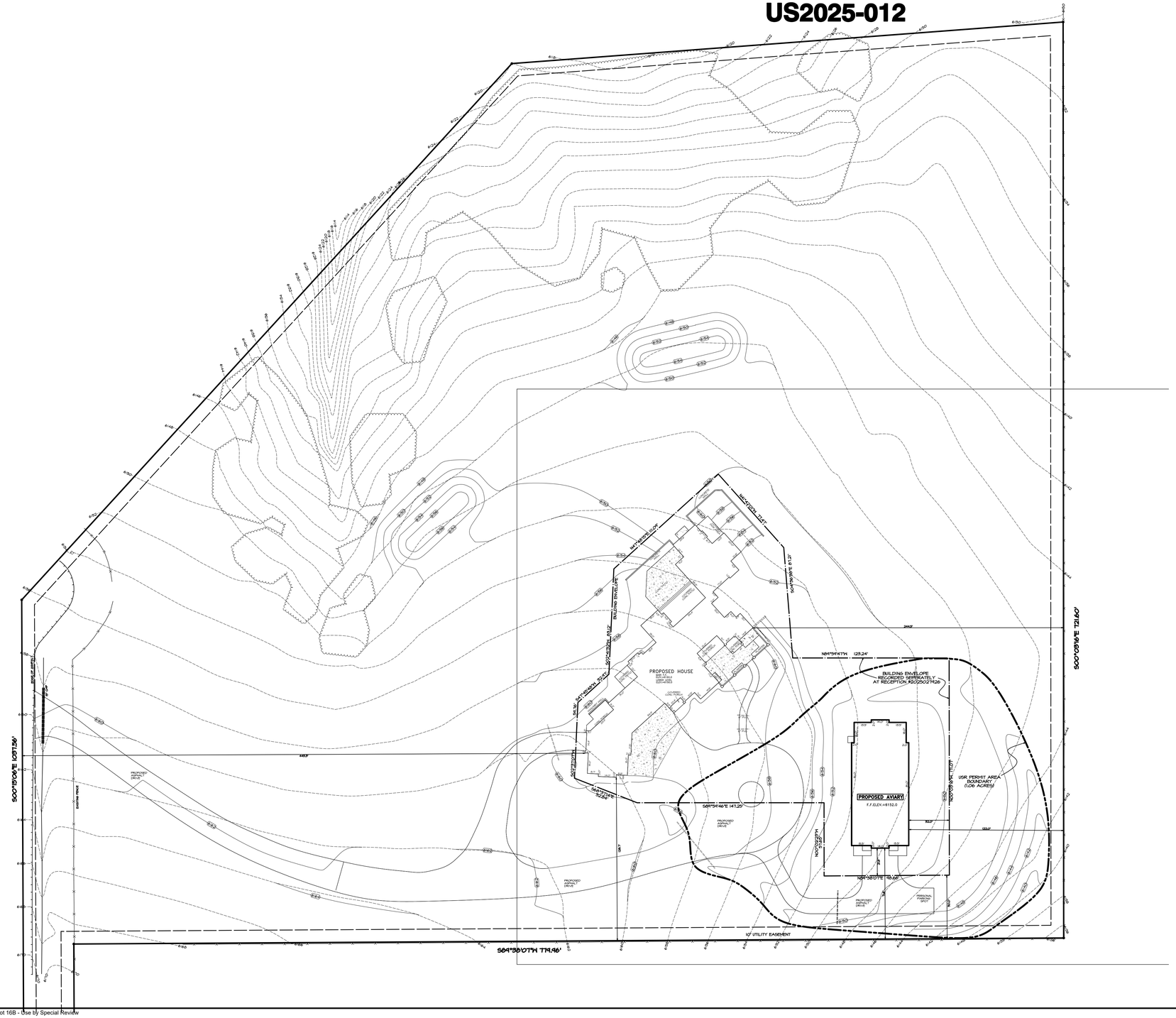
BEARS DEN RURAL SITE PLAN, 2ND EXEMPTION, LOT 16B

SECTION 27 & 34, TOWNSHIP 7 SOUTH RANGE 68 WEST
OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO.
TOTAL AREA 12.21 ACRES, PERMIT AREA 1.06 ACRES
USR - PLAN EXHIBIT
US2025-012



NOTE:

DESC SUBMITED SEPARATELY ARE FADDED BACK.

DOUGLAS COUNTY BENCHMARK:

DCBM 2.021081
ELEVATION = 5915.71 (NAVD88)

NOTE:

ALL IMPROVEMENTS SHOW ARE PROPOSED.

Approval Certificate

Planning _____ Initials/Date

Owner _____ Initials/Date

DAVID E. ARCHER & ASSOCIATES,INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST CASTLE ROCK,COLORADO 80104

REVISIONS
Redline Revisions 08-11-25
Site & Bldg. Revised 9-19-25

5161 BEARS DEN TRAIL

SECTION 27 & 34, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO.

USR - SITE & GRADING PLAN DETAILS

SCALE	As Noted
DATE	07-02-25
DR'N: NDS	CK'D: KEA
AP'VD:	KEA
JOB NUMBER	23-0504
Sheet	**3 of 4**

Mon, Sep 22, 2025 4:11:22PM
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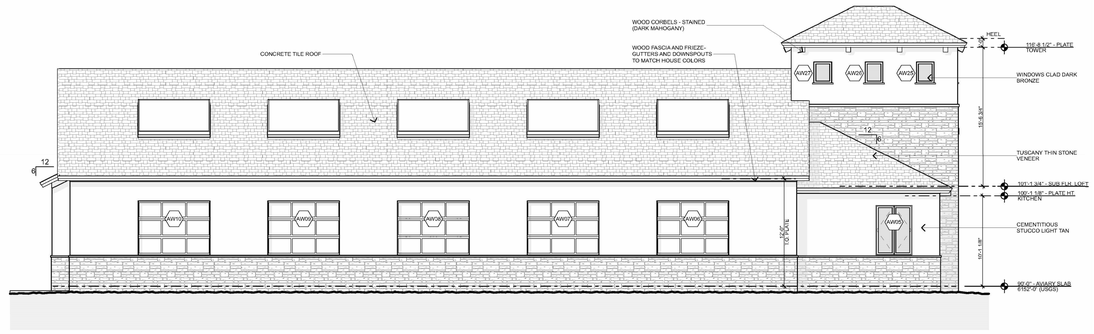
BEARS DEN RURAL SITE PLAN, 2ND EXEMPTION, LOT 16B
SECTION 27 & 34, TOWNSHIP 7 SOUTH RANGE 68 WEST
OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO.
TOTAL AREA 12.21 ACRES, PERMIT AREA 1.06 ACRES
USR - PLAN EXHIBIT
US2025-012

4 Aviary - North Elevation
SCALE: 1"=8.0'



3 Aviary - East Elevation
SCALE: 1"=8.0'

2 Aviary - West Elevation
SCALE: 1"=8.0'

1 Aviary - South Elevation
SCALE: 1"=8.0'

Approval Certificate

Planning _____ Initials/Date

Owner _____ Initials/Date

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST - CASTLE ROCK, COLORADO 80104

REVISIONS
Redline Revisions 08-11-25
Site & Bldg. Revised 9-19-25

5161 BEARS DEN TRAIL
SECTION 27 & 34, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO.

BUILDING ELEVATIONS

SCALE: As Noted
DATE: 07-02-25
DR'N: NDS CK'D: KEA
AP'VD: KEA
JOB NUMBER: 23-0504
Sheet **3 of 3**

Fri Sep 19, 2025 2:18:37PM
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MEETING DATE: November 18, 2025

STAFF PERSON RESPONSIBLE: Kim Hirsch, Asst. Budget Director

DESCRIPTION: Resolution Supplementing the 2025 Adopted Budget for the County of Douglas, Colorado to Recognize New Revenues Received since Annual Budget Adoption, Appropriate Restricted, Committed, Assigned, and Unassigned Fund Balances in the Amount of $41,347,950.

SUMMARY: This resolution, through this 5th supplemental budget, amends fiscal year 2025 Adopted Budget by increasing appropriations for new revenues via grants and reimbursements not anticipated in the 2025 Adopted Budget, and appropriated restricted, committed, assigned and unassigned fund balance for new 2025 initiatives. The breakdown by fund is as follows:

$5,947,534	General Fund
$432,875	Road & Bridge Fund
$5,314,056	Human Services Fund
$4,654,227	Health Department Fund
$89,000	Law Enforcement Authority Fund
$17,610	District Attorney JD23 Fund
$2,684,029	Road Sales & Use Tax Fund
$903,615	Justice Center Sales & Use Tax Fund
$14,049,009	Parks and Open Space Sales & Use Tax Fund
$3,432,875	Waste Disposal Fund
$774,511	Rocky Mountain High Intensity Drug Traffic Fund
$500,000	American Recovery Plan Act Fund
$48,609	Property Tax Relief Fund
$200,000	Capital Expenditures Fund
$1,000,000	Employee Benefits Fund
$300,000	Liability & Property Insurance Fund
$1,000,000	Medical Self-Insurance Fund

The total request for the fourth supplemental is $41,347,950. The new amended budget for Douglas County will be $770,405,563 or a 26.5% increase to the 2025 adopted budget.

The total supplemental requests to date are $161,780,428 / Adopted Budget

$608,625,135 = 26.5%

Within the BOCC packet, all funding requests have been identified, along with funding sources and description / nature of expenditure. Additionally, fund summaries documenting the ability to absorb individual appropriations have been provided as well.

RECOMMENDED ACTION: Approve Attached Resolution

REVIEW:

Martha Marshall	Approve	11/5/2025
Jeff Garcia	Escalated	11/11/2025
Amy Williams	Approve	11/12/2025
Christie Guthrie	Approve	11/13/2025
Doug DeBord	Approve	11/13/2025

ATTACHMENTS:

Cover Page
November Supplemental Upload

(ID # 4091)

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

Resolution Supplementing the 2025 Adopted Budget for the County of Douglas, Colorado to Recognize New Revenues Received since Annual Budget Adoption, Appropriate Restricted, Committed, Assigned, and Unassigned Fund Balances in the Amount of $41,347,950.

WHEREAS, the Board of County Commissioners adopted the 2025 annual County budget in accordance with Colorado law; and

WHEREAS, pursuant to section 29-1-109(1)(b), C.R.S., the Board of County Commissioners may authorize the expenditure of unanticipated revenues or revenues not assured at the time of the adoption of the budget by enacting a supplementary budget and appropriation; and

WHEREAS, notice of this supplemental appropriation has been published as provided by law and considered at a public meeting of the Board of County Commissioners held on Tuesday, November 18, 2025 at 100 Third Street, Castle Rock, Colorado, beginning at 2:30 PM or as soon thereafter as possible.

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of the County of Douglas, Colorado that the 2025 appropriations and budgets be supplemented as follows:

$5,947,534	General Fund
$432,875	Road & Bridge Fund
$5,314,056	Human Services Fund
$4,654,227	Health Department Fund
$89,000	Law Enforcement Authority Fund
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$774,511	Rocky Mountain High Intensity Drug Traffic Fund
$500,000	American Recovery Plan Act Fund
$48,609	Property Tax Relief Fund
$200,000	Capital Expenditures Fund
$1,000,000	Employee Benefits Fund
$300,000	Liability & Property Insurance Fund
$1,000,000	Medical Self-Insurance Fund

PASSED AND ADOPTED this 18 day of November 2025, in Castle Rock, Douglas County,

Colorado.

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

BY:

_____

ABE LAYDON, Chair

ATTEST:

_____

KRISTIN RANDLETT, Clerk to the Board

MEETING DATE: November 18, 2025

STAFF PERSON RESPONSIBLE: Kim Hirsch, Asst. Budget Director

DESCRIPTION: Resolution Supplementing the 2025 Adopted Budget for the County of Douglas, Colorado to Recognize New Revenues Received since Annual Budget Adoption, Appropriate Restricted, Committed, Assigned, and Unassigned Fund Balances in the Amount of $41,347,950.

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The total request for the fourth supplemental is $41,347,950. The new amended budget for Douglas County will be $770,405,563 or a 26.5% increase to the 2025 adopted budget.

The total supplemental requests to date are $161,780,428 / Adopted Budget

$608,625,135 = 26.5%

Within the BOCC packet, all funding requests have been identified, along with funding sources and description / nature of expenditure. Additionally, fund summaries documenting the ability to absorb individual appropriations have been provided as well.

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Doug DeBord	Approve	11/13/2025

ATTACHMENTS:

November Supplemental Upload

(ID # 4091)

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

Resolution Supplementing the 2025 Adopted Budget for the County of Douglas, Colorado to Recognize New Revenues Received since Annual Budget Adoption, Appropriate Restricted, Committed, Assigned, and Unassigned Fund Balances in the Amount of $41,347,950.

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PASSED AND ADOPTED this 18 day of November 2025, in Castle Rock, Douglas County,

Colorado.

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

BY:

_____

ABE LAYDON, Chair

ATTEST:

_____

KRISTIN RANDLETT, Clerk to the Board

Supplemental Appropriation - 2025 Budget Amendment

Resolution No. #05-25

For Adoption on November 18, 2025

Department (Division)	Source of Funding	Briefing Date to BOCC	Requested Expenditure Amount	New Revenue Received	Use of Fund Balance		Description / Nature of Expenditure
GENERAL FUND - 100							
Other General Fund (19200)	New Revenues		$316,950	$316,950	$0	A	**$316,950** - New sales & Use Tax revenues are being recognized as a transfer from the Justice Sales & Use Tax Fund. The forecasted sales & use taxes are expected to be 5.0% higher than the 2025 adopted budget. Budgeted dollars will be set-aside to cover additional expenditures related to DSO operations within the County detentions center.
Other General Fund (19200)	Assigned Fund Balance		$1,750,000	$0	$1,750,000		**$1,750,000 -** FEMA reimbursement from the Tornado in Highlands Ranch has yet to be received in 2025, therefore assigned fund balance is being allocated to offset the funding decisions that were made based on the expected revenues. Any unused funds will roll back into the fund balance of the General Fund on 12/31/25.
Mental Health - (Community Mental Health SFY26 - 802043)	New Revenues	06/06/25	$350,000	$350,000	$0	A	**$350,000 -** New revenues received from the Colorado Department of Human Services in amendment #5 for the grant period July 1, 2025 through June 30, 2026. The grant provides funding for the Douglas County Co-Responder Programs, which creates and fosters partnerships between behavioral health professionals and law enforcement. The programs identify calls for police services where behavioral health appears to be a relevant factor, and then provides effectives responses to the calls.
Community Services (State Senior Services Grant - 861001)	New Revenues / Fund Balance	06/25/24	$331,974	$391,165	($59,191)	A/B	**$331,974 -** New revenues of $391,165 received from the Denver Regional Council of Governments (DRCOG) for the grant period July 1, 2024 through June 30, 2025. Of this amount, $74,595 is being returned to the fund balance for expenses incurred in 2024 that were reimbursed in 2025. The Area Agency on Aging (AAA) grant is designated to provide services to adults aged 60 and older who are identified as having the greatest social and economic needs. This funding supports community-based services that help older adults remain independent and continue living in their homes, rather than transitioning to more costly institutional care. Douglas County is providing a cash match for this grant in the amount of $88,094, of which $53,728 is an in-kind match covering the salary and benefits of a current employee.
Community Services (State Senior Services Grant - 861001)	New Revenues / Fund Balance	06/10/25	$738,780	$704,422	$34,358	A/B	**$738,780 -** New revenues of $704,422 received from the Denver Regional Council of Governments (DRCOG) for the grant period July 1, 2025 through June 30, 2026. The Area Agency on Aging (AAA) grant is designated to provide services to adults aged 60 and older who are identified as having the greatest social and economic needs. This funding supports community-based services that help older adults remain independent and continue living in their homes, rather than transitioning to more costly institutional care. Douglas County is providing a cash match for this grant in the amount of $88,094, of which $53,728 is an in-kind match covering the salary and benefits of a current employee.
Community Development - (Parks Maintenance - 51100)	New Revenues		$800	$800	$0	A	**$800** - New revenues received from restitution for damages that occurred at the west fields of Highlands Heritage Regional Park in December 2024. Additional funding being appropriated to allow for increased expenditures above 2025 adopted budget.
Community Development - (Parks Maintenance - 51100)	Unassigned Fund Balance	04/14/25	$250,000	$0	$250,000	B	**$250,000** - Unassigned fund balance is requested to complete/restore two dirt infield baseball fields at the Highlands Heritage Regional Park. The project will include the removal of existing bluegrass and irrigation systems, as well as the installation of two backstops, fencing, dugouts, and two infields.
Veterans Services - (Veterans Assistance Grant - 861018)	New Revenues	07/22/25	$10,000	$10,000	$0	A	**$10,000** - New revenues received from the Colorado Department of Military and Veterans' Affairs. The grant provides for short-term emergency financial assistance to Douglas County veterans and their family members. The grant is for the period of July 1, 2025 through June 30, 2026.
Sheriff - (FBI Joint Terrorism Task Force - 23360)	New Revenues		$22,156	$22,156	$0	A	**$22,156** - New revenue will be used for overtime reimbursement to ensure that there is a robust capacity to deter, defeat, and respond vigorously to terrorism in the U.S. or against any U.S. interest. These reimbursements are limited to eligible officers' indirect expenses or officers' benefits such as retirement, social security, and similar related expenses. The cost reimbursement is for the period of October 1, 2025 through September 30, 2026.
Sheriff - (Evidence Section - 23200)	New Revenues		$11,001	$11,001	$0	A	**$11,001** - New revenues received from the sale of seized property to be utilized for the purchasing upgraded computer required for the on-going investigation of major crimes.
Sheriff (Violent Crime Enterprise Task Force - 23395)	New Revenues		$22,156	$22,156	$0	A	**$22,156** - New revenue received will be used for overtime reimbursement to address street gang and drug-related violence through the establishment of FBI-sponsored, long-term, proactive task forces focusing on violent gangs, crimes of violence, and the apprehension of violent fugitives. The cost reimbursement is for the period through October 1, 2025 through September 30, 2026
Sheriff (FBI Safe Streets Fugitive Task Force - 23390)	New Revenues		$22,156	$22,156	$0	A	**$22,156** - New revenue received will be used for overtime reimbursement to address street gang and drug-related violence through the establishment of FBI-sponsored, long-term, proactive task forces focusing on violent gangs, crimes of violence, and the apprehension of violent fugitives. The cost reimbursement is for the period through October 1, 2025 through September 30, 2026.
Sheriff - (DEA Task Force - 23380)	New Revenues		$22,156	$22,156	$0	A	**$22,156** - New revenues received will be used for overtime reimbursement as it relates to the Drug Enforcement Administration (DEA) program. The DEA program incurred expenses as a result of its related activities as defined in the agreement between DEA and the Sheriff's Office. The DEA program is charged with the enforcement of the Controlled Substances Act as well as investigation of the highest level of domestic and international narcotics trafficking. The cost reimbursement is for the period through October 1, 2025 through September 30, 2026
Sheriff - (Rocky Mountain Regional Computer Forensics Laboratory - 23370)	New Revenues		$22,156	$22,156	$0	A	**$22,156** - New revenues to be received from the Rocky Mountain Regional Computer Forensics Laboratory (RMRCFL) to offset overtime incurred for the Douglas County assigned task force. The cost reimbursement is for the period through October 1, 2025 through September 30, 2026

Supplemental Appropriation - 2025 Budget Amendment

Resolution No. #05-25

For Adoption on November 18, 2025

Department (Division)	Source of Funding	Briefing Date to BOCC	Requested Expenditure Amount	New Revenue Received	Use of Fund Balance		Description / Nature of Expenditure
Sheriff - (RAVEN Task Force - 23367)	New Revenues		$22,156	$22,156	$0	A	**$22,156** - New revenues to be received from the RAVEN Task Force to offset overtime incurred for the Douglas County assigned task force. The cost reimbursement is for the period through October 1, 2025 through September 30, 2026
Sheriff - (Front Range Drug Task Force - 23365)	New Revenues		$22,156	$22,156	$0	A	**$22,156** - New revenues to be received from the Front Range Drug Task to offset overtime incurred for the Douglas County assigned task force. The cost reimbursement is for the period through October 1, 2025 through September 30, 2026
Sheriff - (FBI Child Exploitation and Human Trafficking Task Force - 23361)	New Revenues		$22,156	$22,156	$0	A	**$22,156** - New revenues will be used for overtime reimbursement as it relates to Denver Child Exploitation and Human Trafficking Task Force. The CEHTTF mission is to provide a rapid, proactive, and intelligence-driven investigative response to the sexual victimization of children, other crimes against children, and human trafficking within the FBI's jurisdiction. The grant period for this overtime is October 1, 2025 through September 30, 2026.
Sheriff - (Support Services - 21125)	New Revenues		$342	$342	$0	A	**$342** - New revenues from the Douglas County Emergency Telephone Services Authority (DCETSA) have been received for the over-time incurred from February through August of 2025. These funds will be used to offset overtime hours incurred by the Support Services division though the end of the current fiscal year.
Sheriff - (DOLA Backcountry S&R 2025 - 803085)	New Revenues	TBD	$52,039	$52,039	$0	A	**$52,039** - New revenues received from the State of Colorado for the grant period ending June 30, 2027. Funds were approved to purchase backcountry search and rescue related equipment, training and services.
Sheriff - (Prison SSA Incentive - 803068)	New Revenues		$6,000	$6,000	$0	A	**$6,000 -** New revenues to be received for Prison SSA incentive. These funds will be utilized in 2025 for the purchase of jail-related equipment items.
Sheriff - (Correctional Treatment 25-26 - 802046)	New Revenues	06/10/25	$30,000	$30,000	$0	A	**$30,000** - New revenues have been awarded by the Correction Treatment Board (CTB) for the grant period of July 1, 2025 through June 30, 2026. These funds will be used to provide transportation, backpacks, recovery support items, housing, and educational materials for reintegration clients.
Sheriff - (Extra Duty - 25100)	New Revenues		$497,400	$497,400	$0	A	**$497,400** - In order to ensure spending authority compliance, the DCSO is requesting an additional $497,400 to cover forecasted expenditures through December 31, 2025. All expenditures are completely offset by a like amount in revenues; thus no impact to the General Fund.
Sheriff - (Jail Based Behavioral 25-26 - 802045)	New Revenues	06/10/25	$575,000	$575,000	$0	A	**$575,000** - New revenues to be received from the Office of Behavioral Health. This amendment #6 was approved and accepted by the BOCC on June 10, 2025. The program budget is allocated to provide mental health counseling, substance abuse counseling, competency enhancement, and re-entry services for qualifying inmates released from the Douglas County Detention Facility. The funding for this award is from July 1, 2025, through June 30, 2026.
Sheriff (HB24-1430 Forest Restoration - (890107)	New Revenues	04/22/25	$850,000	$850,000	$0		**$850,000** - New revenues totaling $850,000 will be received via two sources: $500,000 transfer in from the ARPA fund, and $350,000 from the State of Colorado. A total of $850,000 additional expenditures will be utilized to implement a wildfire cost share program focusing on mitigation on private lands in and across communities and other strategic lands. Private homeowners will contributed another $500K, and will be invoiced directly from the contractor chosen for the project. The grant period runs from March 31, 2025 through March 31, 2029.
Administration - (Fund Admin- General - 19200)	New Revenues		$0	$48,609	($48,609)	A/B	**$48,609** - A transfer from the Property Tax Relief fund of $48,609 will eliminate the final balance for fiscal year 2026. Funds received will be placed into the unassigned fund balance at this time.
TOTAL GENERAL FUND			***$5,947,534***	***$4,020,976***	***$1,926,558***		
					$4,020,976	***A***	***New Revenues***
					$1,926,558	***B***	***Prior Year Fund Balance***

**** The new amended budget for the General Fund is $248,502,852.***

Supplemental Appropriation - 2025 Budget Amendment

Resolution No. #05-25

For Adoption on November 18, 2025

Department (Division)	Source of Funding	Briefing Date to BOCC	Requested Expenditure Amount	New Revenue Received	Use of Fund Balance		Description / Nature of Expenditure
ROAD AND BRIDGE FUND - 200							
Fund Admin -Road and Bridge - 31000			$432,875	$0	$432,875	A	**$432,875 -** $432,875 is requested to be transferred from the Road and Bridge Fund to Fund 330 for startup costs of the new Biochar facility
TOTAL ROAD & BRIDGE FUND			***$432,875***	***$0***	***$432,875***		
**** The new amended budget for the Road & Bridge Fund is $88,243,190.***							
HUMAN SERVICES FUND - 210							
Human Services - (Administration - 44100)	New Revenues/Assigned Fund Balance		$485,879	$423,999	$61,880	A/B	**$485,879 -**This is an increase to the Administration allocation. This allocation is awarded on a state fiscal year (July 1, 2025- June 30, 2026). Because the County runs on a calendar year spending authority is needed for the increased funding for the last six months of the year. These funds will primarily be used to pay for staff related expenses. The allocation funding is generally 50% federal funding, 30% state funding, and 20% county share.
Human Services - (TANF - 44400)	New Revenues/Assigned Fund Balance		$90,257	$79,426	$10,831	A/B	**$90,257** - This is an increase to the Temporary Assistance for Needy Families (TANF). This allocation is awarded on a state fiscal year (July 1, 2025- June 30, 2026). Because the County runs on a calendar year, spending authority is needed for the increased funding for the last six months of the year. These funds will be used to pay client-related expenses. The expenses include basic cash assistance payments, client diversion payments for expenses such as rent or utility payments, and contractor payments for working directly with our clients to help regain or increase self-sufficiency. The allocation funding is generally 50% federal funding, 30% state funding, and 20% county share.
Human Services - (Child Welfare - 44500)	New Revenues/Assigned Fund Balance		$914,558	$823,102	$91,456	A/B	**$914,558** - This is an increase to Child Welfare adoption funding which is not a capped allocation and is to be used as needed to fund Douglas County children's adoption subsidies. This funding requires a 10% county share. Because the County runs on a calendar year, and this funding stream runs on a state fiscal year (July 1, 2025- June 30, 2026), spending authority is needed for the increased need for the last six months of the year.
Human Services - (Core Services - 44300)	New Revenues/Assigned Fund Balance		$319,601	$278,053	$41,548	A/B	**$319,601** - This is an increase to the Core (child welfare placement prevention) allocation. This allocation is awarded on a state fiscal year (July 1, 2025- June 30, 2026). Because the County runs on a calendar year, spending authority is needed for the increased funding for the last six months of the year. These funds will be used to pay client-related expenses. The expenses primarily include therapeutic services with the goal or maintaining or returning children to their home. The allocation funding is generally 50% federal funding, 30% state funding, and 20% county share.
Human Services - (Child Care - 44600)	New Revenues/Assigned Fund Balance		$49,148	$43,250	$5,898	A/B	**$49,148** - This is an increase to the Child Care allocation. This allocation is awarded on a state fiscal year (July 1, 2025- June 30, 2026). Because the County runs on a calendar year, spending authority is needed for the increased funding for the last six months of the year. These funds will be used to pay client related childcare expenses to help regain or increase self-sufficiency. The allocation funding is generally 50% federal funding, 30% state funding, and 20% county share.
Human Services - (Juvenile Justice Svcs /1451 - 44175)	New Revenues		$229,613	$229,613	$0	A	**$229,613** - This is incentive revenue awarded by the State to the Collaborative Management Program. The incentives are awarded on a State Fiscal Year (July 1, 2025- June 30, 2026). Because the County runs on a calendar year spending authority is needed for the increased funding for the last six months of the year. These funds will primarily be used to pay for contract and client related expenses, such as prevention services and living costs benefiting youth. There is no local match required for these funds.
Human Services - (Food Assistance - 44250)	New Revenues		$3,000,000	$3,000,000	$0	A	**$3,000,000 -** Food Assistance is funded 100% federally. This increase is to cover additional summer electronic benefits (EBT) paid to families with school age children receiving Food Assistance.
Human Services - (Energy EBT - 44750)	New Revenues		$225,000	$225,000	$0	A	**$225,000** - Energy EBT is a state funded program with no county share. The program provides one-time cash assistance for energy costs to SNAP households that have not already received benefits from the Low-income Energy Assistance Program.
TOTAL HUMAN SERVICES FUND			***$5,314,056***	***$5,102,443***	***$211,613***		
**** The new amended budget for the Human Services Fund is $68,039,123***							

Supplemental Appropriation - 2025 Budget Amendment

Resolution No. #05-25

For Adoption on November 18, 2025

Department (Division)	Source of Funding	Briefing Date to BOCC	Requested Expenditure Amount	New Revenue Received	Use of Fund Balance	Description / Nature of Expenditure
DC HEALTH DEPARTMENT FUND - 217						
Douglas County Health Department - (Environmental Health - 46300)	New Revenues	BOH 9/11/245	$84,000	$84,000	$0 A	**$84,000** - New revenues from the Colorado Department of Public Health for option letter #2 for the grant period July 1, 2025 through June 30, 2026. This grant will be used to inspect and assure regulatory compliance in retail food establishments, child care facilities and schools. The grant distribution is $21K received on a quarterly basis.
Douglas County Health Department - (Tobacco Prevention & Education Program - 861057)	New Revenues	BOH 9/11/25	$401,784	$401,784	$0 A	**$401,784** - New revenues from the Colorado Department of Public Health for option letter #3 for the grant period July 1, 2025 through June 30, 2026. The purpose of the grant is to support statewide efforts in tobacco prevention, education, and cessation. It focuses on reducing tobacco use, addressing health disparities, and promoting policies that protect communities.
Douglas County Health Department - (Child Fatality Prevention Act (CFP) - 861058)	New Revenues	BOH 9/11/25	$15,550	$15,550	$0 A	**$15,550 -** New revenues from the Colorado Department of Public Health for option letter #2 for the grant period July 1, 2025 through June 30, 2026. This project aims to prevent child deaths by reviewing cases to better understand the causes and circumstances surrounding them. The grant distribution is $3,887.50 received on a quarterly basis.
Douglas County Health Department - (Women, Infants, and Children (WIC) - 861451)	New Revenues	BOH 9/11/25	$483,886	$483,886	$0 A	**$483,886** - New revenues from the Colorado Department of Public Health for option letter #4. The Women, Infants, and Child (WIC) program provides nutrition assistance, healthy food, breastfeeding support, and referrals to healthcare and social services for low-income pregnant, postpartum, and breastfeeding women, as well as infants and children up to age five. The reporting grant cycle is October 1, 2025 through September 30, 2026.
Douglas County Health Department - (E&E GAE - 861618)	New Revenues	BOH 9/11/25	$10,766	$10,766	$0 A	**$10,766** - New revenues received from the Colorado Department of Early Childhood for amendment #1. The Emerging and Expanding Child Care Grant Program (EECCG) focus on expanding access and availability of licensed childcare throughout the state. The funding maybe used for cost associated with expanding an open and operating childcare center for family childcare home. Grant period December 30, 2024 through December 31, 2026.
Douglas County Health Department - (PHEP - Public Health Emergency Preparedness- 861453)	New Revenues	BOH 9/11/25	$246,915	$246,915	$0 A	**$246,915 -** New revenues received from the Colorado Department of Public Health and Environment in amendment #2 for grant period August 1, 2025 through June 30, 2026. The Public Health Emergency Preparedness (PHEP) grant is a federal program that helps state, local, tribal, and territorial health agencies build capacity to prepare for, respond to, and recover from public health emergencies. It supports key areas like disease surveillance, medical countermeasures, risk communication, and community resilience.
Douglas County Health Department - (Colorado Readiness Initiative - 861454)	New Revenues	BOH 9/11/25	$88,425	$88,425	$0 A	**$88,425** - New revenues from the Centers for Disease Control and Prevention for grant period August 1, 2025 through June 30, 2026. The purpose of the grant is to support public health departments with upgrading their ability to effectively respond to a range of public health threats, including infectious diseases, natural disasters, and biological, chemical, nuclear and radiological events.
Douglas County Health Department - (Immunization & Vaccination Child - 861457)	New Revenues	BOH 9/11/25	$210,883	$210,883	$0 A	**$210,883** - New revenues received from the Colorado Department of Public Health and Environment in option letter #3 for grant period July 1, 2025 through June 30, 2026. This project supports Local Public Health Agencies in delivering core immunization services to boost vaccination rates and protect communities across Colorado. Funded by the Center for Disease Control (CDC), the program strengthens immunization infrastructure through the Vaccines for Children program and alignment with national standards to reduce vaccine-preventable diseases.
Douglas County Health Department - (Epidemiology and Laboratory Capacity (ELC) - 861463)	New Revenues	BOH 9/11/25	$275,671	$275,671	$0 A	**$275,671** - New revenues from the Colorado Department of Public Health and Environment for grant period August 1, 2025 through April 30, 2026. The grant, funded by the CDC, supports state, local health departments in detecting, preventing, and responding to COVID-19 and other infectious diseases. It provides resources for lab testing, surveillance, contract trancing, data modernization, and workforce development to strengthen public health infrastructure, improve outbreak preparedness, and promote equitable access to prevention and testing services.
Douglas County Health Department - (Child Care Development - 861615)	New Revenues	BOH 9/11/25	$114,575	$114,575	$0 A	**$114,575** - New revenues from the Colorado Department of Early Childhood for grant period July 1, 2025 thru June 30, 2026. The grant provides funding to local agencies that serve as community hubs for Colorado's Universal Preschool (UPK) program, helping families access preschool, supporting providers, and ensuring equitable placement. It also prioritizes children with qualifying factors—such as low income, special education needs, or foster care—for expanded hours, while guaranteeing all families access to at least part-time UPK.
Douglas County Health Department - (Colorado Shines Quality Improvement (CSQI) - 861619)	New Revenues	BOH 12/10/25	$196,240	$196,240	$0 A	**$196,240** - New revenues from the Colorado Department of Early Childhood for grant period July 1, 2025 thru June 30, 2026. The program brings together public and private partners to create a unified system of early childhood services for children five and under. Its focus is on improving the quality, accessibility, and consistency of care through three key grant areas: Systems Building (SB), Colorado Shines Quality Improvement (CSQI) Supports, and Expanding Quality for Infant/Toddler Care (EQIT).
Douglas County Health Department - (Early Childhood Council PDG - 861624)	New Revenues	BOH 9/11/25	$124,579	$124,579	$0 A	**$124,579** - New revenues received from the Colorado Department of Early Childhood in amendment #8 for grant period July 1, 2025 through June 30, 2026. The Expanding Quality Infant Toddler (EQIT) GAE (Equity in Quality Improvement and Grants for Access and Equity) grant is designed to support initiatives aimed at improving the quality of services while promoting equity and access, particularly in underrepresented or underserved communities. It supports projects that address disparities in service delivery, whether in education, health, childcare, or community services

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Department (Division)	Source of Funding	Briefing Date to BOCC	Requested Expenditure Amount	New Revenue Received	Use of Fund Balance	Description / Nature of Expenditure
Douglas County Health Department - (BUELL Foundation - 861620)	New Revenues	BOH 12/11/25	$40,000	$40,000	$0 A	**$40,000 -** New revenues to be received from the Buell Foundation award period September 1, 2025 through August 31, 2026. The funds will be used towards compensating contractors for their contributions to the construction infrastructure with the Douglas County Early Childhood Council. The program aims to strengthen initiatives serving children from birth to age five, enhance related health and education linkages, improve evaluation methods, elevate service quality, and drive system-level change in Douglas County.
Douglas County Health Department - (Early Childhood Council - 861625)	New Revenues	BOH 9/11/25	$15,000	$15,000	$0 A	**$15,000 -** New revenues from the Colorado Department of Early Childhood for grant period July 1, 2025 thru June 30, 2026. This grant supports the ongoing professional development of our early childhood coaches by funding required certificate renewal training, conference attendance, reflective supervision for both coaches and their supervisors, and other emerging training opportunities that enhance their ability to effectively support early childhood programs.
Douglas County Health Department - (Early Childhood Council Systems Building - 861626)	New Revenues	BOH 9/11/25	$63,474	$63,474	$0 A	**$63,474** - New revenues to be received from the Colorado Department of Early Childhood for grant period July 1, 2025 through June 30, 2026. The System Builder grant aims to help organizations or communities develop and strengthen systems that support long-term sustainable improvements in services and outcomes. The program focuses on enhancing infrastructure, capacity, and processes that improve service delivery in areas such as public health, education, social services, or early childhood development.
Douglas County Health Department - (Office of Public Health Practice Local Workforce 2 - 861628)	New Revenues	BOH 9/11/25	$771,075	$771,075	$0 A	**$771,075 -** New revenues from the Colorado Department of Public Health and Environment for grant period July 1, 2025 through June 30, 2026. This project aims to strengthen Colorado's public health system by ensuring that Core Public Health Services are accessible across the state. Funding supports the maintenance and enhancement of a robust public health infrastructure. Each local public health agency is responsible for delivering Core Public Health Services, including Maternal and Child Health
Douglas County Health Department - (Waste Tire Inspections - 861631)	New Revenues	BOH 9/11/25	$3,000	$3,000	$0 A	**$3,000 -** New revenues in option #2 to be received from the Colorado Department of Public Health and Environment for the award period of July 1, 2025 through June 30, 2026. The Waste Tire Grant supports the proper disposal, recycling, and management of scrap tires to reduce environmental and public health risks. Administered by state environmental or public health agencies, it funds projects that collect and recycle waste tires, reduce tire stockpiles, and promote sustainable reuse such as creating products from recycled rubber and addressing hazards like fire and vector control.
Douglas County Health Department - (Mini grant Firearm Storage - 861064)	New Revenues	BOH 9/11/25	$2,697	$2,697	$0 A	**$2,697** - New revenues from the Colorado Department of Public Health for the grant period June 1, 2025 through June 30, 2025. The purpose of this grant is to support the purchase and distribution of firearm storage devices and locking mechanisms to individuals across the County. This initiative aims to strengthen suicide prevention efforts by promoting safe firearm storage practices.
Douglas County Health Department - (Tobacco Prevention & Education Program - 861057)	New Revenues	BOH 6/13/24	$204,887	$262,987	($58,100) A	**$204,887** - $262,987 of new revenues from the Colorado Department of Public Health for option letters #1 and #2 for the grant period July 1, 2024 through June 30, 2025. The purpose of the grant is to support statewide efforts in tobacco prevention, education, and cessation. It focuses on reducing tobacco use, addressing health disparities, and promoting policies the protect communities. In addition, ($58,100) will be returned to fund balance, as budget was provided in the purchase order roll forward in the March supplemental.
Douglas County Health Department - (Child Fatality Prevention Act - 861058)	New Revenues	BOH 6/13/24	$5,032	$8,525	($3,493) A	**$8,525 -** New revenues from the Colorado Department of Public Health for option letter #1 for the grant period July 1, 2024 through June 30, 2025. This project aims to prevent child deaths by reviewing cases to better understand the causes and circumstances surrounding them.
Douglas County Health Department - (Center for Disease Control - 861462)	New Revenues		$316,265	$316,265	$0 A	**$316,265 -** New revenues from the Colorado Department of Public Health for the grant period July 1, 2023 through November 30, 2027. This initiative is designed to enhance the operational capacity of public health agencies at the state, local, tribal, and territorial levels by supporting workforce development, data modernization, policy implementation, and infrastructure improvements through the Office of Public Health Practice (OPHP). It provides resources for training, technology upgrades, and strategic planning to improve preparedness, promote equity, and strengthen the overall effectiveness of public health responses.
Douglas County Health Department - (Epidemiology and Laboratory Capacity (ELC) Enhancing Detection - 861463)	New Revenues	BOH 12/19/24	$180,099	$180,275	($176) A	**$180,099** - New revenues from the Colorado Department of Public Health and Environment for grant period August 1, 2024 through July 31, 2025. The grant, funded by the CDC, supports state, local health departments in detecting, preventing, and responding to COVID-19 and other infectious diseases. It provides resources for lab testing, surveillance, contract trancing, data modernization, and workforce development to strengthen public health infrastructure, improve outbreak preparedness, and promote equitable access to prevention and testing services.
Douglas County Health Department - (Colorado Shines Quality Improvement (CSQI) - 861619)	New Revenues	BOH 10/3/24	$174,449	$191,467	($17,018) A/B	**$174,449** - New revenues of $191,467 to be received from the Colorado Department of Early Childhood for grant period July 1, 2024 thru June 30, 2025. The program brings together public and private partners to create a unified system of early childhood services for children five and under. Its focus is on improving the quality, accessibility, and consistency of care through three key grant areas: Systems Building (SB), Colorado Shines Quality Improvement (CSQI) Supports, and Expanding Quality for Infant/Toddler Care (EQIT). Fund balance will be replenished for the expenditures above revenue collection in the last six months of 2024.
Douglas County Health Department - (Local Workforce 2 - 861628)	New Revenues	BOH 6/13/24	$492,718	$492,718	$0 A	**$492,718 -** New revenues from the Colorado Department of Public Health and Environment for amendment #1 for the grant period July 1, 2024 through June 30, 2025. This project aims to strengthen Colorado's public health system by ensuring that Core Public Health Services are accessible across the state. Funding supports the maintenance and enhancement of a robust public health infrastructure. Each local public health agency is responsible for delivering Core Public Health Services, including Maternal and Child Health. **The grant distribution is $222,012.25K received on a quarterly basis.**

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Douglas County Health Department - (Pertussis Emerging Infections Program - 861455)	New Revenues	BOH 3/13/25	$5,178	$5,178	$0	A	**$5,178** - New revenues received from the Colorado Department of Public Health and Environment on amendment #1 for the grant period January 1, 2025 through December 31, 2025. The program is designed to better understand the occurrence and burden of pertussis in the United States and support the development of improved control measures. This project includes surveillance and investigation of suspect pertussis cases in Douglas County. The project will provide improved pertussis surveillance data through in-depth investigations of all reported pertussis cases in Douglas County.
Douglas County Health Department - (E-470 Transportation Safety - 861065)	New Revenues	BOH 7/12/25	$2,500	$2,500	$0	A	**$2,500** - New revenues received from the E-470 Public Highway Authority for the grant period June 1, 2025 through June 30, 2026. With these funds, DCHD will purchase car seats to distribute to families in need, as identified through referrals from community partners and the Women, Infants, and Children (WIC) program.
Douglas County Health Department - (Early Childhood Council CRRSA - 861627)	New Revenues	09/11/25	$124,579	$124,579	$0	A	**$124,579 -** New revenues received from the Colorado Department of Early Childhood for grant period July 1, 2025 through June 30, 2026. The Early Childhood Council CSQI (Colorado Shines Quality Improvement) grant supports initiatives aimed at improving the quality of early childhood education and care through community-based efforts. The CSQI grant focuses on strengthening programs, improving service delivery, and promoting equitable access to high-quality early childhood education.
TOTAL DC HEALTH DEPARTMENT FUND			***$4,654,227***	***$4,733,014***	***($78,787)***		

**** The new amended budget for the DC Health Department Fund is $9,511,942.***

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Department (Division)	Source of Funding	Briefing Date to BOCC	Requested Expenditure Amount	New Revenue Received	Use of Fund Balance		Description / Nature of Expenditure
LAW ENFORCEMENT AUTHORITY FUND - 220							
Sheriff - (Other DUI Enforcement Grants - 803003)	New Revenues	06/24/25	$65,000	$65,000	$0	A	**$65,000 -** New revenues were accepted by the BOCC on June 24, 2025 and need to be recognized prior to the funds being spent. Funding will be received from Colorado Department of Transportation (CDOT) for working High Visibility Enforcement / DUI enforcement operations within Douglas County. The grant period is July 1, 2025 through June 30, 2026.
Sheriff - (Seatbelt Grant - 803045)	New Revenues	04/22/25	$24,000	$24,000	$0	A	**$24,000** - New revenue received from the Colorado Department of Transportation (CDOT) for the National Highway Traffic Safety Administration (NHTSA) 'Click It or Ticket' seatbelt enforcement grant, designated for operations in Douglas County. The grant period is April 7, 2025 through September 30, 2025.
			$89,000	***$89,000***	***$0***		
**** The new amended budget for the Law Enforcement Authority Fund is $40,093,755***							
DISTRICT ATTORNEY JD23 FUND - 223							
District Attorney - (VALE Restitution (601) - 862310)	New Revenue		$17,610	$17,610	$0	A	**$17,610** - New grant revenues from the Victims and Witnesses Assistance and Law Enforcement Board needs to be appropriated to support activities that provide assistance to victims. Grant period is July 1, 2025 through December 31, 2025.
TOTAL DISTRICT ATTORNEY JD23 FUND - 223			***$17,610***	***$17,610***	***$0***		
**** The new amended budget for the District Attorney JD23 Fund is $15,086,196***							
ROAD SALES & USE TAX FUND - 230							
CIP - (US 85 Sterling Ranch Contribution - 800308)	New Revenues		$2,026,188	$2,026,188	$0		**$2,026,188** - New revenues received from Sterling Ranch CAB for their contribution to the US 85 / Titan Project. These funds will go towards the future US 85 / Titan Road Project. Revenues collected 8/6/25.
CIP - (Waterton Road - 800267)	New Revenues		$335,341	$335,341	$0		**$335,341** - New revenues received from Sterling Ranch CAB for their contribution to the Waterton Road. These funds will go towards Waterton Road Improvements. Revenues collected 9/19/25.
Sales Tax - Sharebacks	New Revenues		$322,500	$322,500	$0	A	**$322,500** - New sales & Use Tax revenues are being recognized to offset the increase in the municipal share backs due to the local municipalities of Parker, Larkspur, Castle Rock, Lone Tree, and Castle Pines. The distribution to each municipality is based on wholly incorporated population as a percentage of total population. The forecasted sales & use taxes are expected to be 5.0% higher than the 2025 adopted budget.
TOTAL ROAD SALES & USE TAX FUND			***$2,684,029***	***$2,684,029***	***$0***		
**** The new amended budget for the Road Sales & Use Tax Fund is $106,162,737***							
JUSTICE CENTER SALES & USE TAX FUND - 240							
DSO Communications Network - 33220	New Revenues	09/02/25	$442,000	$442,000	$0	A	**$442,000** - New revenues to be received from the Douglas County 911 Authority Board (DCECA) for capacity upgrades at six radio sites that comprise the DC North simulcast cell site.
Simulcast Project - 870053	New Revenues	10/14/25	$19,763	$19,763	$0	A	**$19,763** - New revenues to be received from Denver Water for their 50/50 contribution for a new generator at the Deckers radio site.
RA Christensen Justice Center - 33210	Restricted Fund Balance		$124,902	$0	$124,902	B	**$124,902** - Restricted fund balance is being appropriated to cover the additional expense of upgrading the DCSO MDT's to support the Windows 11 operating system.
RA Christensen Justice Center (Transfer to General Fund)	New Revenues		$316,950	$316,950	$0	A	**$316,950 -** New Sales & Use Tax revenues are being recognized to offset the increase transfer to the General Fund. The forecasted sales & use taxes are expected to be 5.0% higher than the 2025 adopted budget.
TOTAL JUSTICE CENTER SALES & USE TAX FUND			***$903,615***	***$778,713***	***$124,902***		
**** The new amended budget for the Justice Center Sales & Use Tax Fund is $36,155,939.***							

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Department (Division)	Source of Funding	Briefing Date to BOCC	Requested Expenditure Amount	New Revenue Received	Use of Fund Balance		Description / Nature of Expenditure
PARKS & OPEN SPACE SALES & USE TAX FUND - 250							
Parks - (Zebulon Park Project - 850844)	Restricted Fund Balance	10/14/25	$5,000,000	$0	$5,000,000	B	**$5,000,000 -** Restricted fund balance is being appropriated per the contract to exchange real property approved by the BOCC on 10/14/25 with Sterling Ranch. The funding will be allocated for design and construction of the Zebulon project phase I.
Historic Preservation - (Greenland Post 2025-02-006 - 807023)	New Revenues	07/22/25	$224,009	$168,006	$56,003	A/B	**$224,009 -** New revenues received from the Colorado State Historical Fund to continue restoration work on the Greenland Post Office. The next phase, and purpose of the grant is to focus on restoration of the windows and doors. Restricted fund balance is being requested for the County's cash match contribution of $56,003.
Parks - (Regional Parks - 53710)	New Revenues	05/14/24	$2,500,000	$2,500,000	$0	A	**$2,500,000 -** New revenues derived from accrued interest is being used for Douglas County's contribution for the construction of the new **Prospect Village Park** in Sterling Ranch
Parks - (Regional Parks - 53710)	Restricted Fund Balance	09/09/25	$3,750,000	$0	$3,750,000	A	**$3,750,000 -** Restricted fund balance is being used for Douglas County's contribution for the construction of the new **Salisbury Park** in Parker. Total Douglas County contribution will be $7.5M, with second payment due in 2026 - which will be built into the 2026 adopted budget.
Parks - (Regional Parks - 53710)	Restricted Fund Balance	09/09/25	$2,500,000	$0	$2,500,000	A	**$2,500,000 -** Restricted fund balance is being used for Douglas County's contribution for the construction of the new **High Note Regional Park** in Lone Tree. In total, Douglas County's contribution will be $7.5M, with the annually payments of $2.5M in fiscal year 2025-2027.
Sales Tax - (Sharebacks - 82340)	New Revenues		$75,000	$75,000	$0	A	**$75,000** - New sales & Use Tax revenues are being recognized to offset the increase in the municipal share backs due to the local municipalities of Parker, Larkspur, Castle Rock, Lone Tree, and Castle Pines. The distribution to each municipality is based on wholly incorporated population as a percentage of total population. The forecasted sales & use taxes are expected to be 5.0% higher than the 2025 adopted budget.
TOTAL OPEN SPACE SALES & USE TAX FUND			***$14,049,009***	***$2,743,006***	***$11,306,003***		

* ***The new amended budget for the Parks and Open Space Sales & Use Tax Fund is $27,564,263.***

SOLID WASTE DISPOSAL FUND - 275							
Biochar - 870009	New Revenues		$3,000,000	$3,000,000	$0		**$3,000,0000** - Funds transferred from General Fund to Solid Waste Disposal, fund 275, to offset the startup costs associated with the future Biochar facility.
Biochar - 870009	New Revenues		$432,875	$432,875	$0		**$432,875**- Funds transferred from the Road and Bridge Fund to Fund 330 for startup costs of the new Biochar facility
TOTAL SOLID WASTE DISPOSAL FUND			***$3,432,875***	***$3,432,875***	***$0***		

* ***The new amended budget for the Solid Waste Fund is $3,667,455.***

RM HIGH INTENSITY DRUG TRAFFIC AREA FUND - 295							
RMHIDTA (Discretionary Fund - 861330)	New Revenue	12/10/24	$30,000	$30,000	$0	A	**$30,000** - New revenues received on 2024 modification #2 from November 2024 not previously appropriated in 2025. Funding will be for the ET Drug Overdose Crisis.
RMHIDTA (Training - 861350)	New Revenue	12/10/24	$10,000	$10,000	$0	A	**$10,000** - New revenues received on 2024 modification #2 from November 2024 not previously appropriated in 2025. Funding will be for the HIDTA prevention Project.
RMHIDTA (MGMT & Coordination - 861300)	New Revenue	08/12/25	$239,500	$239,500	$0	A	**$239,500** - New revenues received on 2024 modification #6 from July 2025.
RMHIDTA (Intelligence - 861305)	New Revenue	08/12/25	$302,101	$302,101	$0	A	**$302,101** - New revenues received on 2024 modification #7 from July 2025.
RMHIDTA (Training - 861350)	New Revenue	08/12/25	$253,597	$253,597	$0	A	**$253,597** - New revenues received on 2024 modification #8 from July 2025.
RMHIDTA (Intelligence - 861305)	Reduce Revenue	01/28/25	($29,925)	($29,925)	$0	A	**($29,925)** - Revenues reduced on 2024 modification #3 from December 2024.
RMHIDTA (Gangs - 861310)	Reduce Revenue	02/18/25	($29,142)	($29,142)	$0	A	**($29,142)** - Revenues reduced on 2024 modification #4 from January 2025.
RMHIDTA (Intelligence - 861305)	Reduce Revenue	05/13/25	($1,620)	($1,620)	$0	A	**($1,620)** - Revenues reduced on 2024 modification #5 from April 2025.
TOTAL RM HIGH INTENSITY DRUG TRAFFIC FUND			***$774,511***	***$774,511***	***$0***		

* ***The new amended budget for the Rocky Mountain High Intensity Drug Traffic Area Fund is $4,389,583***

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Department (Division)	Source of Funding	Briefing Date to BOCC	Requested Expenditure Amount	New Revenue Received	Use of Fund Balance		Description / Nature of Expenditure
AMERICAN RESCUE PLAN ACT FUND - 296							
American Rescue Plan Act	New Revenues		$500,000	$500,000	$0		**$500,000 -** New revenues $5000,000 from accrued interest are being transferred to the General Fund to cover the Douglas County cash match on the Wildfire Restoration grant that runs through March 31, 2029.
TOTAL AMERICAN RESCUE PLAN ACT FUND			***$500,000***	***$500,000***	***$0***		
**** The new amended budget for the American Rescue Plan Act Fund is $50,856,715***							
PROPERTY TAX RELIEF FUND - 297							
Property Tax Relief	Assigned Fund Balance		$48,609	$0	$48,609		**$48,609** - Assigned fund balance is being transferred to the General Fund to clear out the final balance for fiscal year 2026.
TOTAL PROPERTY TAX RELIEF FUND			***$48,609***	***$0***	***$48,609***		
**** The new amended budget for the Property Tax Relief Fund is $48,609.***							
CAPITAL EXPENDITURES FUND - 330							
Facilities (Sedalia PW Facility - 870080)	Assigned Fund Balance		$200,000	$0	$200,000		**$200,000** - Fund balance is being used for the development of the site for Slash/Mulch operations, composting activities, PWOPS stockpiles, and future Road and Bridge Maintenance Facilities. The site's strategic location provides convenient access for County residents and enables the efficient deployment of critical services by PWOPS Operations, enhancing service delivery and operational efficiency across multiple County programs.
TOTAL CAPITAL EXPENDITURES FUND			***$200,000***	***$0***	***$200,000***		
**** The new amended budget for the Capital Expenditures Fund is $3,466,757.***							
EMPLOYEE BENEFITS FUND - 620							
WC/Disability Self-Insurance - 19400	Assigned Fund Balance		$1,000,000	$0	$1,000,000	B	**$1,000,000 -** Assigned fund balance will be transferred so the Medical Self-Insurance Fund to cover the additional medical claims that have been incurred since formal budget adoption.
TOTAL EMPLOYEE BENEFITS FUND			***$1,000,000***	***$0***	***$1,000,000***		
**** The new amended budget for the Liability and Property Insurance Fund is $5,569,900***							
LIABILITY & PROPERTY INSURANCE FUND - 630							
Liability and Property Insurance - 19450	Assigned Fund Balance		$300,000	$0	$300,000	B	**$300,000** of assigned fund balance is being used to ensure the IBNR (incurred but not received) claims have appropriate spending authority to remain in year-end spending compliance.
TOTAL LIABILITY & PROPERTY INSURANCE FUND			***$300,000***	***$0***	***$300,000***		
**** The new amended budget for the Liability and Property Insurance Fund is $4,381,296.***							
MEDICAL SELF-INSURANCE FUND - 640							
Medical Self-Insurance	New Revenues		$1,000,000	$1,000,000	$0	A	**$1,000,000 -** Assigned fund balance will be transferred from the Employee Benefits Fund to cover the additional medical claims that have been incurred since formal budget adoption.
TOTAL MEDICAL SELF-INSURANCE FUND			***$1,000,000***	***$1,000,000***	***$0***		
**** The new amended budget for the Medical Self-Insurance Fund is $35,594,940.***							
TOTAL ALL FUNDS - 2025 SUPPLEMENTAL			***$41,347,950***	***$25,876,177***	***$15,471,773***		

Funds	2025 Adopted Budget	#25-01 Amended (3/25/25)	#25-02 Amended (4-22-25)	#25-03 Amended (6-24-25)	#25-04 Amended (8-12-25)	#25-05 Amended (11-18-25)	Total Amended Budget	% Change Adopted Budget
Revenues								
100 General	185,131,875		8,455,835	1,120,596	1,440,455	4,020,976	200,169,737	8.1%
200 Road & Bridge	67,268,000			363,367	313,127		67,944,494	1.0%
210 Human Services	58,420,423					5,102,443	63,522,866	8.7%
215 Developmental Disabilities	9,103,800						9,103,800	0.0%
217 DC Health Department	1,201,239			79,612	848,331	4,733,014	6,862,196	100.0%
220 Law Enforcement Authority	31,559,800		7,301			89,000	31,656,101	0.3%
221 Safety and Mental Health	7,823,600						7,823,600	100.0%
223 District Attorney JD23	1,719,211		269,204	500,000		17,610	2,506,025	45.8%
225 Infrastructure Fund	0						0	0.0%
230 Road Sales & Use Tax	46,245,200		532,414			2,684,029	49,461,643	7.0%
235 Transportation Infrastructure Sales & Use Tax	20,420,400			5,120,000	(829,600)		24,710,800	21.0%
240 Justice Center Sales & Use Tax	27,828,250				596,148	778,713	29,203,111	4.9%
245 Rueter-Hess Recreation	702,000						702,000	100.0%
250 Parks and Open Space Sales & Use Tax	19,229,209			728,627		2,743,006	22,700,842	18.1%
260 Conservation Trust	1,700,000						1,700,000	0.0%
265 Lincoln Station Sales Tax Improvement	50,000						50,000	0.0%
275 Waste Disposal	85,000				124,580	3,432,875	3,642,455	4185.2%
280 Woodmoor Mountain	39,820						39,820	0.0%
295 Rocky Mountain HIDTA	1,104,204			2,510,868		774,511	4,389,583	297.5%
296 American Rescue Plan Act (ARPA)	0			41,963,026	330,000	500,000	42,793,026	100.0%
297 Property Tax Relief	0						0	0.0%
330 Capital Expenditures	0		3,300,000	135,000			3,435,000	0.0%
350 LID Capital Construction	85,200			1,461,565			1,546,765	1715.5%
390 Capital Replacement	0						0	0.0%
410 Debt Service	0						0	0.0%
620 Employee Benefits Self-Insurance	2,569,900						2,569,900	0.0%
630 Liability and Property Self-Insurance	4,057,690						4,057,690	0.0%
640 Medical Insurance Self-Insurance	32,594,940					1,000,000	33,594,940	3.1%
Total All Funds	**518,939,761**	**0**	**12,564,754**	**53,982,661**	**2,823,041**	**25,876,177**	**614,186,394**	**18.4%**

	2025 Adopted Budget	#25-01 Amended (3/25/25)	#25-02 Amended (4-22-25)	#25-03 Amended (6-24-25)	#25-04 Amended (8-12-25)	#25-05 Amended	Adjustments	Total Amended Budget	% Change
Expenditures									
100 General	190,516,889	3,297,839	19,325,150	1,087,815	1,471,084	5,947,534		221,646,311	16.3%
200 Road & Bridge	79,987,699	4,689,973		2,378,695	313,127	432,875		87,802,369	9.8%
210 Human Services	62,713,834	11,233				5,314,056		68,039,123	8.5%
215 Developmental Disabilities	9,103,800			581,088				9,684,888	6.4%
217 DC Health Department	3,872,956	58,100		79,612	847,047	4,654,227		9,511,942	100.0%
220 Law Enforcement Authority	39,489,850	507,604	7,301			89,000		40,093,755	1.5%
221 Safety and Mental Health	7,930,644	39,067		507,454				8,477,165	6.9%
223 District Attorney JD23	14,299,382		269,204	500,000		17,610		15,086,196	5.5%
225 Infrastructure Fund	416,637		3,346,322					3,762,959	803.2%
230 Road Sales & Use Tax	98,426,935		532,414	3,769,359		2,684,029		105,412,737	7.1%
235 Transportation Infrastructure Sales & Use Tax	45,028,159		4,256,425	6,254,833	(829,600)			54,709,817	21.5%
240 Justice Center Sales & Use Tax	3,424,547	2,633,472	619,007		846,148	903,615		8,426,789	146.1%
245 Rueter-Hess Recreation	1,183,935		360,000		150,000			1,693,935	100.0%
250 Parks and Open Space Sales & Use Tax	7,854,494	2,416,228	1,976,523	718,009	300,000	14,049,009		27,314,263	247.8%
260 Conservation Trust	2,750,000	401,304						3,151,304	0.0%
265 Lincoln Station Sales Tax Improvement	50,000							50,000	0.0%
275 Waste Disposal	110,000				124,580	3,432,875		3,667,455	3234.1%
280 Woodmoor Mountain	127,590							127,590	0.0%
295 Rocky Mountain HIDTA	1,079,304			2,510,868		774,511		4,364,683	304.4%
296 American Rescue Plan Act (ARPA)	0	2,401,507		47,625,208	330,000	500,000		50,856,715	100.0%
297 Property Tax Relief	0					48,609		48,609	0.0%
330 Capital Expenditures	1,033,450	98,307	2,000,000	135,000		200,000		3,466,757	235.5%
350 LID Capital Construction	2,500			1,461,565				1,464,065	58462.6%
390 Capital Replacement								0	0.0%
410 Debt Service								0	0.0%
620 Employee Benefits Self-Insurance	2,569,900					1,000,000		3,569,900	38.9%
630 Liability and Property Self-Insurance	4,057,690	23,606				300,000		4,381,296	8.0%
640 Medical Insurance Self-Insurance	32,594,940					1,000,000		33,594,940	3.1%
Total All Funds	**608,625,135**	**16,578,240**	**32,692,346**	**67,609,506**	**3,552,386**	**41,347,950**		**770,405,563**	**26.6%**

Detailed explanations for each supplemental budget can be found at http://www.douglas.co.us/finance/ under the section titled "Budget Division".

General Fund (Fund 100)
Fund Summary

		2023 Audited Actuals	2024 Adopted Budget	2024 Amended Budget	2024 Audited Actuals	2025 Adopted Budget	2025 Amended Budget
1	**Beginning Fund Balance**	**$ 56,512,945**	**$ 35,180,366**	**$ 51,413,343**	**$ 51,413,343**	**$ 33,288,064**	**$ 57,806,919**
	Revenues						
2	*Taxes*	$ 98,407,099	$ 113,918,975	$ 113,918,975	$ 113,769,987	$ 139,056,500	$ 139,056,500
3	*Licenses and Permits*	9,679,154	7,775,825	7,775,825	8,972,885	8,481,700	8,481,700
4	*Intergovernmental*	5,862,577	510,750	14,727,983	7,429,909	1,986,750	1,986,750
5	*Charges for Services*	24,626,121	25,579,950	26,065,950	29,242,934	26,294,425	26,294,425
6	*Fines and Forfeits*	122,994	125,400	125,400	181,520	156,200	156,200
7	*Earnings on Investments*	11,076,365	7,250,000	7,250,000	15,929,449	6,500,000	6,500,000
8	*Donations and Contributions*	222,720	260,000	260,075	506,245	260,000	260,000
9	*Other Revenues*	8,288,447	579,400	1,976,940	7,793,601	2,396,300	2,396,300
	Transfers In:						
10	*Capital Replacement Fund*	372,000	990,000	990,000	990,000	603,000	603,000
11	*Road & Bridge Fund*	1,532,000	107,000	107,000	107,000	440,821	440,821
12	*Transportation Fund*	0	500,000	500,000	500,000	500,000	500,000
13	*Justice Center Sales Tax Fund*	28,050,540	27,452,725	27,452,725	26,663,462	27,729,150	27,729,150
14	*Road Sales Tax Fund-Engineering Svc*	500,000	750,000	750,000	750,000	750,000	750,000
15	*RMHIDTA*	24,900	24,900	24,900	24,900	24,900	24,900
16	*American Recovery Plan Act Fund*	858,537	0	0	48,609	0	0
17	*LID Capital Construction Fund*	0	744,000	894,000	894,000	85,000	85,000
18	*Medical Self-Insurance Fund*	0	0	0	0	2,000,000	2,000,000
19	*Total Transfers In*	*31,337,977*	*30,568,625*	*30,718,625*	*29,977,971*	*32,132,871*	*32,132,871*
20	*Supplemental #2 (04-22-25)*						*8,455,835*
21	*Supplemental #3 (06-24-25)*						*1,120,596*
22	*Supplemental #4 (08-12-25)*						*1,440,455*
23	*Supplemental #5 (11-18-25)*						*4,020,976*
24	**Total Revenues and Transfers In**	**$ 189,623,453**	**$ 186,568,925**	**$ 202,819,773**	**$ 213,804,502**	**$ 217,264,746**	**$ 232,302,608**
	Expenditures by Function						
25	*Personnel*	$ 118,555,703	$ 122,109,050	$ 127,573,763	$ 125,326,367	$ 133,829,689	$ 133,829,689
26	*Supplies*	7,616,538	7,578,947	7,714,278	7,887,968	7,638,134	7,638,134
27	*Controllable Assets*	425,284	742,378	762,877	407,675	1,180,378	1,180,378
28	*Purchased Services*	43,865,270	49,192,374	65,197,268	45,380,472	34,880,662	34,880,662
29	*Building Materials*	13,870	0	500	346	0	0
30	*Fixed Charges*	8,105,281	9,661,624	10,558,129	9,736,914	12,186,225	12,186,225
31	*Debt Service*	4,650,882	0	0	5,725,972	0	0
32	*Grants and Contributions*	3,404,403	801,470	2,723,578	2,355,684	986,470	986,470
33	*Intergovernmental Support*	541,108	601,338	614,238	592,929	603,548	603,548
34	*Interdepartmental Charges*	(9,600,975)	(9,281,849)	(9,281,849)	(11,547,502)	(11,494,167)	(11,494,167)
35	*Capital Outlay*	4,742,079	42,650	1,105,115	4,646,776	5,134,950	5,134,950
36	*Computer Equipment*	1,307,136	1,500,000	2,316,642	1,136,629	2,086,000	2,086,000
37	*Vehicle Replacements*	1,691,248	990,000	1,630,466	1,396,843	1,485,000	1,485,000
38	*Contingency*	0	1,000,000	812,412	0	2,000,000	2,000,000
	Transfers Out						
39	*To Law Enforcement Authority Fund*	4,077,865	4,385,100	3,136,400	2,923,400	7,774,019	7,774,019
40	*To Security and Mental Health Fund*	0	625,000	625,000	625,000	200,000	200,000
41	*To District Attorney Fund*	0	0	0	0	12,580,171	12,580,171
42	*To Capital Expenditures Fund*	552,162	0	88,000	88,000	0	0
43	*To Solid Waste Disposal Fund*	0	0	275,950	275,950	0	0
44	*To Human Services Fund*	2,741,013	3,460,366	3,490,366	3,858,140	4,195,916	4,195,916
45	*To Medical Self-Insurance Fund*	0	0	2,500,000	2,500,000	0	0
46	*To Health Fund*	2,034,188	2,123,247	2,123,247	2,123,247	2,106,435	2,106,435
47	*Total Transfers Out*	*9,405,228*	*10,593,713*	*12,238,963*	*12,393,737*	*26,856,541*	*26,856,541*
48	*Encumbrances Re-appropriated (Supplemental #01-25)*						*3,297,839*
49	*Supplemental #2 (04-22-25)*						*19,325,150*
50	*Supplemental #3 (06-24-25)*						*1,087,815*
51	*Supplemental #4 (08-12-25)*						*1,471,084*
52	*Supplemental #5 (11-18-25)*						*5,947,534*
53	**Total Expenditures and Transfers Out**	**$ 194,723,055**	**$ 195,531,695**	**$ 223,966,380**	**$ 205,440,810**	**$ 217,373,430**	**$ 248,502,852**
54	*Change In Fund Balance*	(5,099,602)	(8,962,770)	(21,146,607)	8,363,692	(108,684)	(16,200,244)
55	**Ending Fund Balance**	**$ 51,413,343**	**$ 26,217,596**	**$ 30,266,736**	**$ 59,777,035**	**$ 33,179,380**	**$ 41,606,675**
	Fund Balance Detail						
56	*Non-spendable Fund Balance*	*$ 4,281,147*	*$ 5,644,849*	*$ 4,281,147*	*$ 3,108,325*	*$ 4,281,147*	*$ 3,108,325*
57	*Restricted Fund Balance*	*12,133,311*	*10,288,983*	*11,509,233*	*19,686,825*	*11,379,319*	*13,387,222*
58	*Committed Fund Balance*	*4,583,029*	*425,778*	*0*	*3,724,698*	*5,000,000*	*5,000,000*
59	*Assigned Fund Balance - Required Per Policy*	*8,425,722*	*18,280,111*	*18,276,000*	*7,696,913*	*8,425,722*	*6,689,054*
60	*Assigned Fund Balance - Carry Forward*	*6,591,767*	*0*	*0*	*4,723,045*	*0*	*0*
61	*Assigned Fund Balance - Initiatives*	*7,649,000*	*1,650,000*	*6,900,000*	*20,625,000*	*6,500,000*	*12,125,000*
62	*Unassigned Fund Balance Available*	*18,671,882*	*9,834*	*222,870*	*2,114,546*	*15,706*	*1,282,365*
63	*Unrealized Gains & Losses Adjustment*	*(10,922,514)*	*(10,081,959)*	*(10,922,514)*	*(1,936,216)*	*(2,422,514)*	*0*
64	**Ending Fund Balance**	**$ 51,413,343**	**$ 26,217,596**	**$ 30,266,736**	**$ 59,743,135** *	**$ 33,179,380**	**$ 41,591,966**

Douglas County Government
Road and Bridge Fund (Fund 200)
Fund Summary

		2023 Audited Actuals	2024 Adopted Budget	2024 Amended Budget	2024 Audited Actuals	2025 Adopted Budget	2025 Amended Budget
1	***Beginning Fund Balance***	**$30,547,580**	**$ 23,154,865**	**$ 36,970,336**	**$ 36,970,336**	**$ 26,188,606**	**$ 35,278,429**
	Revenues						
2	*Taxes*	$ 49,881,825	$ 53,516,600	$ 53,516,600	$ 54,040,895	$ 53,977,000	$ 53,977,000
3	*Licenses and Permits*	877,989	891,500	891,500	1,165,802	899,500	899,500
4	*Intergovernmental*	12,260,444	10,230,000	11,265,663	13,342,578	12,260,000	12,260,000
5	*Charges for Services*	3,000	3,000	3,000	3,500	1,500	1,500
6	*Fines and Forfeits*	0	0	0	0	0	0
7	*Earnings on Investments*	0	0	0	0	0	0
8	*Donations and Contributions*	0	0	0	0	0	0
9	*Other Revenues*	1,631,522	50,000	173,191	288,110	130,000	130,000
10	*Supplemental Appropriation - #3 (6-24-25)*						*363,367*
11	*Supplemental Appropriation - #4 (8-12-25)*						*313,127*
12	***Total Revenues and Transfers In***	**$ 64,654,780**	**$ 64,691,100**	**$ 65,849,954**	**$ 68,840,885**	**$ 67,268,000**	**$ 67,944,494**
	Expenditures by Function						
13	*Personnel*	$ 13,537,535	$ 14,582,772	$ 14,294,848	$ 14,115,966	$ 15,090,384	$ 15,090,384
14	*Supplies*	1,179,333	2,385,686	1,831,833	944,899	2,405,686	2,405,686
15	*Controllable Assets*	11,345	27,600	87,439	66,014	77,600	77,600
16	*Purchased Services*	3,203,152	1,433,105	4,279,033	3,128,939	1,608,180	1,608,180
17	*Building Materials*	6,523,417	6,207,331	6,375,760	6,101,677	6,207,331	6,207,331
18	*Fixed Charges*	4,963,905	4,301,428	4,799,638	4,395,974	7,236,707	7,236,707
19	*Grants and Contributions*	(61,046)	100,000	114,600	682,265	100,000	100,000
20	*Intergovernmental Support*	9,029,347	9,802,245	9,789,171	8,812,046	9,429,516	9,429,516
21	*Equipment Replacements/New*	848,844	4,260,000	7,904,704	3,969,260	1,275,000	1,275,000
22	*Pavement Management*	11,528,018	17,885,942	22,990,772	22,246,636	22,140,730	22,140,730
23	*Traffic Signal Management*	0	0	0	0	0	0
24	*Engineering Storm Drainage*	0	6,186,264	6,055,065	4,283,109	6,508,973	6,508,973
25	*Capital Projects*	5,936,172	7,038,709	8,507,196	1,679,007	7,407,592	7,407,592
26	*Contingency*	0	1,000,000	600,000	0	500,000	500,000
27	*Transfers Out:*						
28	*To General Fund*	1,532,000	107,000	107,000	107,000	440,821	440,821
29	*Total Transfers Out*	*1,532,000*	*107,000*	*107,000*	*107,000*	*440,821*	*440,821*
30	*Encumbrances Re-appropriated (Supplemental #01-25)*						*4,689,973*
31	*Supplemental Appropriation - #3 (6-24-25)*						*2,378,695*
32	*Supplemental Appropriation - #4 (8-12-25)*						*313,127*
33	*Supplemental Appropriation - #5 (11-18-25)*						*432,875*
34	***Total Expenditures and Transfers Out***	**$ 58,232,024**	**$ 75,318,082**	**$ 87,737,059**	**$ 70,532,792**	**$ 80,428,520**	**$ 88,243,190**
35	*Change In Fund Balance*	*6,422,756*	*(10,626,982)*	*(21,887,105)*	*(1,691,907)*	*(13,160,520)*	*(20,298,696)*
36	***Ending Fund Balance***	**$ 36,970,336**	**$ 12,527,883**	**$ 15,083,231**	**$ 35,278,429**	**$ 13,028,086**	**$ 14,979,733**
	Fund Balance Detail						
37	*Non-spendable Fund Balance*	*$ 3,172,732*	*$ 3,040,030*	*$ 3,172,732*	*$ 2,738,970*	*$ 3,172,732*	*$ 2,738,970*
38	*Restricted Fund Balance*	*0*	*0*	*0*	*0*	*0*	*0*
39	*Committed Fund Balance*	*4,050,997*	*0*	*0*	*8,955,981*	*0*	*0*
40	*Commited - Required per policy*	*0*	*0*	*8,661,629*	*9,127,776*	*8,661,629*	*9,127,776*
41	*Committed Fund Balance - Initiatives*	*0*	*0*	*1,000,000*	*1,000,000*	*1,000,000*	*1,000,000*
42	*Committed Fund Balance - Available*	*0*	*0*	*2,248,870*	*13,455,702*	*193,725*	*2,112,987*
43	*Assigned Fund Balance - Required per policy*	*19,288,611*	*8,228,834*	*0*	*0*	*0*	*0*
44	*Assigned Fund Balance - Initiatives*	*1,000,000*	*1,000,000*	*0*	*0*	*0*	*0*
45	*Assigned Fund Balance - Available*	*9,457,996*	*259,019*	*0*	*0*	*0*	*0*
46	***Ending Fund Balance***	**$ 36,970,336**	**$ 12,527,883**	**$ 15,083,231**	**$ 35,278,429**	**$ 13,028,086**	**$ 14,979,733**

Douglas County Government
Human Services Fund (Fund 210)
Fund Summary

		2023 Audited Actuals	2024 Adopted Budget	2024 Amended Budget	2024 Audited Actuals	2025 Adopted Budget	2025 Amended Budget
1	***Beginning Fund Balance***	**$ 4,461,738**	**$ 2,981,709**	**$ 3,780,489**	**$ 3,780,489**	**$ 3,054,403**	**$ 2,647,825**
	Revenues						
2	*Taxes*	$ 3,008,445	$ 4,209,600	$ 4,209,600	$ 4,168,820	$ 4,924,700	$ 4,924,700
3	*Intergovernmental*	47,164,006	51,126,511	55,138,617	53,661,673	53,225,723	53,225,723
4	*Earnings on Investments*	0	0	0	0	0	0
5	*Other Revenues*	583,904	564,000	1,076,090	504,317	270,000	270,000
6	*Transfers In*						
7	*General Fund (Cost Allocation)*	2,741,013	3,460,366	3,490,366	3,858,140	4,195,916	4,195,916
8	*Total Transfers In*	*2,741,013*	*3,460,366*	*3,490,366*	*3,858,140*	*4,195,916*	*4,195,916*
9	*Supplemental Appropriation - #5 (11-18-25)*						*5,102,443*
10	***Total Revenues and Transfers In***	**$ 53,497,368**	**$ 59,360,477**	**$ 63,914,673**	**$ 62,192,950**	**$ 62,616,339**	**$ 67,718,782**
	Expenditures by Function						
11	*Personnel*	$ 12,091,407	$ 14,432,355	$ 15,492,794	$ 13,726,154	$ 15,149,890	$ 15,149,890
12	*Supplies*	38,175	15,000	30,942	26,908	17,500	17,500
13	*Controllable Assets*	0	0	106758	13168.9	0	0
14	*Purchased Services*	3,873,867	4,683,852	6,275,186	5,390,122	4,382,761	4,382,761
15	*Fixed Charges*	33,921	26,976	38,476	34,475	31,830	31,830
16	*Grants and Contributions*	34,104,612	36,566,065	38,728,954	38,528,589	37,137,686	37,137,686
17	*Interdepartmental Charges*	3,915,735	3,816,849	3,816,849	5,468,774	5,994,167	5,994,167
18	*Capital Outlay*	120,902	0	150,800	137,424	0	0
19	*Contingency*	0	0	0	0	0	0
20	*Transfers Out*	0	0	0	0	0	0
21	*Encumbrances Re-appropriated (Supplemental #01-25)*						*11,233*
22	*Supplemental Appropriation - #5 (11-18-25)*						*5,314,056*
23	***Total Expenditures and Transfers Out***	**$ 54,178,617**	**$ 59,541,097**	**$ 64,640,759**	**$ 63,325,614**	**$ 62,713,834**	**$ 68,039,123**
24	*Change In Fund Balance*	(681,249)	(180,620)	(726,086)	(1,132,664)	(97,495)	(320,341)
25	***Ending Fund Balance***	**$ 3,780,489**	**$ 2,801,089**	**$ 3,054,403**	**$ 2,647,825**	**$ 2,956,908**	**$ 2,327,484**
	Fund Balance Detail						
26	*Non-spendable Fund Balance*	*$ 8,886*	*$ 4,042*	*$ 8,886*	*$ 12,917*	*$ 8,886*	*$ 12,917*
27	*Restricted Fund Balance-Required per policy*	*2,127,183*	*0*	*2,676,101*	*2,674,688*	*2,657,615*	*2,657,615*
28	*Restricted Fund Balance-Available*	*1,644,419*	*0*	*369,416*	*(39,780)*	*290,407*	*(343,048)*
29	*Committed Fund Balance*	*0*	*0*	*0*	*0*	*0*	*0*
30	*Assigned Fund Balance-Required per policy*	*0*	*3,092,414*	*0*	*0*	*0*	*0*
31	*Assigned Fund Balance-Available*	*0*	*(295,367)*	*0*	*0*	*0*	*0*
32	***Ending Fund Balance***	**$ 3,780,489**	**$ 2,801,089**	**$ 3,054,403**	**$ 2,647,825**	**$ 2,956,908**	**$ 2,327,484**

Douglas County Government
Public Health Fund (Fund 217)
Fund Summary

		2023 Audited Actuals	2024 Adopted Budget	2024 Amended Budget	2024 Audited Actuals	2025 Adopted Budget	2025 Amended Budget
1	***Beginning Fund Balance***	**$ 844,517**	**$ 1,057,127**	**$ 1,548,598**	**$ 1,548,598**	**$ 1,688,365**	**$ 2,557,191**
	Revenues						
2	*Taxes*	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
3	*Intergovernmental*	2,862,942	3,194,681	7,007,842	4,099,648	241,943	241,943
4	*Charges for Services*	854,171	737,700	818,947	936,465	959,296	959,296
5	*Earnings on Investments*	0	0	0	0	0	0
6	*Miscellaneous Revenues*	24,292	0	138,357	114,870	0	0
7	*Transfers In - General Fund*	2,034,188	2,123,247	2,123,247	2,123,247	2,106,435	2,106,435
8	*Supplemental Appropriation - #3 (6-24-25)*						*79,612*
9	*Supplemental Appropriation - #4 (8-12-25)*						*848,331*
10	*Supplemental Appropriation - #5 (11-18-25)*						*4,733,014*
11	***Total Revenues and Transfers In***	**$ 5,775,593**	**$ 6,055,628**	**$ 10,088,393**	**$ 7,274,230**	**$ 3,307,674**	**$ 8,968,631**
	Expenditures by Function						
12	*Personnel Services*	$ 3,892,210	$ 4,677,200	$ 7,706,062	$ 4,424,672	$ 2,835,054	$ 2,835,054
13	*Supplies*	34,552	111,444	67,461	45,686	44,500	44,500
14	*Controllable Assets*	13,921	35,000	35,000	0	0	0
15	*Purchased Services*	694,949	496,541	1,511,993	1,014,618	336,758	336,758
16	*Fixed Charges*	265,445	29,506	49,506	38,174	23,644	23,644
17	*Grants, Contibutions, Indemnities*	0	0	125,000	132,190	0	0
18	*Interdepartment Charges*	132,915	0	156,954	166,660	0	0
19	*Interdepartment Support*	0	0	0	0	0	0
20	*Capital Outlay - Vehicles*	37,520	0	0	443,636	333,000	333,000
21	*Contingency*	0	300,000	300,000	0	300,000	300,000
22	*Encumbrances Re-appropriated (Supplemental #01-25)*						*58,100*
23	*Supplemental Appropriation - #3 (6-24-25)*						*79,612*
24	*Supplemental Appropriation - #4 (8-12-25)*						*847,047*
25	*Supplemental Appropriation - #5 (11-18-25)*						*4,654,227*
26	***Total Expenditures and Transfers Out***	**$ 5,071,512**	**$ 5,649,691**	**$ 9,951,976**	**$ 6,265,637**	**$ 3,872,956**	**$ 9,511,942**
27	*Change in Fund Balance*	704,081	405,937	136,417	1,008,593	(565,282)	(543,311)
28	**Ending Fund Balance**	**$ 1,548,598**	**$ 1,463,064**	**$ 1,685,015**	**$ 2,557,191**	**$ 1,123,083**	**$ 2,013,880**
	Fund Balance Detail						
29	*Non-spendable Fund Balance*	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
30	*Restricted Fund Balance*	0	0	0	0	0	0
31	*Committed Fund Balance*	0	0	0	0	0	0
32	*Assigned Fund Balance*	1,548,598	1,463,064	1,685,015	2,557,191	1,123,083	2,013,880
33	***Ending Fund Balance***	**$ 1,548,598**	**$ 1,463,064**	**$ 1,685,015**	**$ 2,557,191**	**$ 1,123,083**	**$ 2,013,880**

Douglas County Government
Law Enforcement Authority Fund (Fund 220)
Fund Summary

		2023 Audited Actuals	2024 Adopted Budget	2024 Amended Budget	2024 Audited Actuals	2025 Adopted Budget	2025 Amended Budget
1	***Beginning Fund Balance***	**$ 10,919,724**	**$ 6,639,382**	**$ 7,645,303**	**$ 7,645,303**	**$ 7,835,110**	**$ 8,457,982**
	Revenues						
2	*Taxes*	$ 21,871,329	$ 28,266,400	$ 28,266,400	28,141,359	$ 27,987,600	$ 27,987,600
3	*Intergovernmental*	100,874	0	108,555	65,858	0	0
4	*Charges for Services*	1,698,541	2,172,450	2,172,450	2,209,656	2,166,800	2,166,800
5	*Fines and Forfeits*	867,570	1,092,400	1,092,400	954,923	1,005,400	1,005,400
6	*Earnings on Investments*	412,025	100,000	100,000	630,059	400,000	400,000
7	*Donations and Contributions*						
8	*Miscellaneous Revenues*	83,515	43,300	43,300	4,681	0	0
9	*Other Financing Sources*	655,974	0	0	66,225	0	0
10	*Transfers In - General Fund*	4,077,865	4,385,100	4,385,100	2,923,400	7,774,019	7,774,019
11	*Supplemental Appropriation - #2 (4-22-25)*						*7,301*
12	*Supplemental Appropriation - #5 (11-18-25)*						*89,000*
13	***Total Revenues and Transfers In***	**$ 29,767,693**	**$ 36,059,650**	**$ 36,168,205**	**$ 34,996,161**	**$ 39,333,819**	**$ 39,430,120**
	Expenditures by Function						
14	*Personnel*	$ 25,902,072	$ 28,971,504	$ 29,080,059	27,773,772	$ 31,901,173	$ 31,901,173
15	*Supplies*	582,725	627,100	742,822	637,908	831,100	831,100
16	*Controllable Assets*	276,904	217,550	217,550	48,218	104,400	104,400
17	*Purchased Services*	628,014	864,950	954,050	673,574	997,700	997,700
18	*Fixed Charges*	2,776,943	2,984,390	2,982,390	2,957,271	3,000,377	3,000,377
19	*Debt Service*	132,652	0	0	137,548	0	0
20	*Grants and Contributions*	138,047	0	2,000	2,245	60,000	60,000
21	*Capital Outlay*	2,604,757	2,170,650	2,284,565	1,952,946	2,495,100	2,495,100
22	*Contingency*	0	175,000	114,693	0	100,000	100,000
23	*Encumbrances Re-appropriated (Supplemental #01-25)*						*507,604*
24	*Supplemental Appropriation - #2 (4-22-25)*						*7,301*
25	*Supplemental Appropriation - #5 (11-18-25)*						*89,000*
26	***Total Expenditures and Transfers Out***	**$ 33,042,114**	**$ 36,011,144**	**$ 36,378,129**	**$ 34,183,482**	**$ 39,489,850**	**$ 40,093,755**
27	*Change In Fund Balance*	(3,274,421)	48,506	(209,924)	812,679	(156,031)	(663,635)
28	***Ending Fund Balance***	**$ 7,645,303**	**$ 6,687,888**	**$ 7,435,379**	**$ 8,457,982**	**$ 7,679,079**	**$ 7,794,347**
	Fund Balance Detail						
29	*Non-spendable Fund Balance*	$ 17,392	$ 0	$ 17,392	$ 9,010	$ 17,392	$ 17,392
30	*Restricted Fund Balance - Required per policy*	6,983,306	6,449,352	6,983,306	7,520,700	6,983,306	7,364,669
31	*Restricted Available - Available*	430,174	238,536	434,681	928,272	678,381	412,286
32	*Committed Fund Balance*	*214,431*	*0*	*0*	*0*	*0*	*0*
33	*Assigned Fund Balance*	*0*	*0*	*0*	*0*	*0*	*0*
34	***Ending Fund Balance***	**$ 7,645,303**	**$ 6,687,888**	**$ 7,435,379**	**$ 8,457,982**	**$ 7,679,079**	**$ 7,794,347**

Douglas County Government
District Attorney JD23 Fund (Fund 223)
Fund Summary

		2025 Adopted Budget	2025 Amended Budget
1	***Beginning Fund Balance***	**$ 0**	**$ 0**
	Revenues		
2	*Intergovernmental*	$ 1,665,711	$ 1,665,711
	Charges for Services	53,500	$ 53,500
3	*Fines & Forfeits*	0	0
4	*Earnings on Investments*	0	0
5	*Other Revenues*	0	0
6	Transfer-In General Fund	12,580,171	12,580,171
7	*Supplemental Appropriation - #2 (4-22-25)*		*269,204*
8	*Supplemental Appropriation - #3 (6-24-25)*		*500,000*
9	*Supplemental Appropriation - #5 (11-18-25)*		*17,610*
10	***Total Revenues and Transfers In***	**$ 14,299,382**	**$ 15,086,196**
	Expenditures by Function		
11	*Personnel*	$ 13,889,682	$ 13,889,682
12	*Supplies*	56,970	56,970
13	*Controllable Assets*	0	0
14	*Purchased Services*	278,480	278,480
15	*Fixed Charges*	19,250	19,250
16	*Intergovernmental Support*	0	0
17	*Capital*	55,000	55,000
18	*Contingency*	0	0
19	*Supplemental Appropriation - #2 (4-22-25)*		*269,204*
20	*Supplemental Appropriation - #3 (6-24-25)*		*500,000*
21	*Supplemental Appropriation - #5 (11-18-25)*		*17,610*
22	***Total Expenditures and Transfers Out***	**$ 14,299,382**	**$ 15,086,196**
23	*Change In Fund Balance*	0	0
24	***Ending Fund Balance***	**$ 0**	**$ 0**
	Fund Balance Detail		
25	*Non-spendable Fund Balance*	*$ 0*	*$ 0*
26	*Restricted Fund Balance - Required Per Policy*	*0*	*0*
27	*Restricted Fund Balance - Available*	*0*	*0*
28	*Committed Fund Balance*	*0*	*0*
29	*Assigned Fund Balance*	*0*	*0*
30	***Ending Fund Balance***	**$ 0**	**$ 0**

Douglas County Government
Road Sales and Use Tax Fund (Fund 230)
Fund Summary

		2023 Audited Actuals	2024 Adopted Budget	2024 Amended Budget	2024 Audited Actuals	2025 Adopted Budget	2025 Amended Budget
1	***Beginning Fund Balance***	**$ 86,340,186**	**$ 91,956,642**	**$ 105,668,807**	**$ 105,668,807**	**$ 96,605,934**	**$ 102,253,053**
	Revenues						
2	*Taxes*	$ 42,689,818	$ 43,212,360	$ 43,212,360	$ 42,681,098	$ 44,045,200	$ 44,045,200
3	*Intergovernmental*	12,076,449	0	624,652	682,112	0	0
4	*Earnings on Investments*	2,633,832	1,500,000	1,500,000	3,679,814	2,200,000	2,200,000
5	*Other Revenues*	3,303,759	0	2,361,844	3,476,726	0	0
6	*Transfers In*	0	0	0	0	0	0
7	*Supplemental Appropriation - #2 (4-22-25)*						*532,414*
8	*Supplemental Appropriation - #5 (11-18-25)*						*2,684,029*
9	***Total Revenues and Transfers In***	**$ 60,703,858**	**$ 44,712,360**	**$ 47,698,856**	**$ 50,519,750**	**$ 46,245,200**	**$ 49,461,643**
	Expenditures by Function						
10	*Personnel*	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
11	*Supplies*	0	0	0	0	0	0
12	*Controllable Assets*	0	0	0	0	0	0
13	*Purchased Services*	3,660,422	0	2,948,000	2,660,058	2,820,000	2,820,000
14	*Building Materials*	0	0	0	0	0	0
15	*Fixed Charges*	0	0	0	0	0	0
16	*Debt Issuance*	0	0	0	0	0	0
17	*Grants, Contributions, Indemnities*	0	0	0	(0)	0	0
18	*Intergovernmental Support*	27,917,727	39,089,002	41,048,953	30,702,928	27,515,732	27,515,732
19	*Interdepartmental Charges*	0	0	0	0	0	0
20	*Capital Projects/Re-Appropriation*	9,297,088	66,472,127	64,138,493	10,972,115	68,091,203	68,091,203
21	*Contingency*	0	0	0	0	0	0
22	*Transfers Out:*						
23	To General Fund	500,000	750,000	750,000	750,000	750,000	750,000
24	To Infrastrure Fund	0	0	8,850,402	8,850,402	0	0
25	*Total Transfers Out*	*500,000*	*750,000*	*9,600,402*	*9,600,402*	*750,000*	*750,000*
26	*Supplemental Appropriation - #2 (4-22-25)*						*532,414*
27	*Supplemental Appropriation - #3 (6-24-25)*						*3,769,359*
28	*Supplemental Appropriation - #5 (11-18-25)*						*2,684,029*
29	***Total Expenditures and Transfers Out***	**$ 41,375,237**	**$ 106,311,129**	**$ 117,735,848**	**$ 53,935,503**	**$ 99,176,935**	**$ 106,162,737**
30	*Change In Fund Balance*	19,328,621	(61,598,769)	(70,036,992)	(3,415,754)	(52,931,735)	(56,701,094)
31	***Ending Fund Balance***	**$ 105,668,807**	**$ 30,357,873**	**$ 35,631,815**	**$ 102,253,053**	**$ 43,674,199**	**$ 45,551,959**
	Fund Balance Detail						
32	*Non-spendable Fund Balance*	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
33	*Restricted Fund Balance - Required Per Policy*	*6,270,386*	*4,671,236*	*4,671,236*	*64,084,610*	*4,824,520*	*5,146,164*
34	*Restricted Fund Balance - Available*	*99,398,421*	*25,686,637*	*30,960,579*	*38,168,444*	*38,849,679*	*40,405,795*
35	*Committed Fund Balance*	*0*	*0*	*0*	*0*	*0*	*0*
36	*Assigned Fund Balance*	*0*	*0*	*0*	*0*	*0*	*0*
37	***Ending Fund Balance***	**$ 105,668,807**	**$ 30,357,873**	**$ 35,631,815**	**$ 102,253,053**	**$ 43,674,199**	**$ 45,551,959**

Douglas County Government
Justice Center Sales and Use Tax Fund (Fund 240)
Fund Summary

		2023 Audited Actuals	2024 Adopted Budget	2024 Amended Budget	2024 Audited Actuals	2025 Adopted Budget	2025 Amended Budget
1	***Beginning Fund Balance***	**$ 29,355,836**	**$ 14,262,107**	**$ 21,602,586**	**$ 21,602,586**	**$ 7,856,607**	**$ 16,514,220**
	Revenues						
2	*Taxes*	$26,681,136	$27,007,725	$27,007,725	$26,675,687	$27,528,250	$27,528,250
3	*Intergovernmental*	0	0	0	0	0	0
4	*Charges for Services*	70,005	0	0	66,325	0	0
5	*Earnings on Investments*	601,329	400,000	400,000	561,262	300,000	300,000
6	*Other Revenues*	40,000	0	0	0	0	0
7	*Supplemental Appropriation - #4 (8-12-25)*						*596,148*
8	*Supplemental Appropriation - #5 (11-18-25)*						*778,713*
9	***Total Revenues and Transfers In***	**$ 27,392,470**	**$ 27,407,725**	**$ 27,407,725**	**$ 27,303,274**	**$ 27,828,250**	**$ 29,203,111**
	Expenditures by Function						
10	*Supplies*	$88,396	$0	$58,500	$47,787	$0	$0
11	*Controllable Assets*	24,755	261,000	39,500	39,393	1,071,200	1,071,200
12	*Purchased Services*	201,572	0	74,608	59,816	0	0
13	*Building Materials*	0	0	0	0	0	0
14	*Fixed Charges*	393,085	471,891	500,391	493,175	547,747	547,747
15	*Debt Service (Lease Payment)*	0	0	0	0	0	0
16	*Grants, Contributions, Indemnities*	0	0	0	0	0	0
17	*Intergovernmental Support*	5,492	12,000	12,000	5,788	12,000	12,000
18	*Interdepartmental Charges*	0	0	0	0	0	0
19	*Capital Outlay*	6,381,880	6,821,537	12,945,125	5,082,220	1,693,600	1,693,600
20	*Contingency*	0	250,000	216,630	0	100,000	100,000
21	*Transfers Out:*						
22	To General Fund	28,050,540	27,452,725	27,452,725	26,663,462	27,729,150	27,729,150
23	*Total Transfers Out*	*28,050,540*	*27,452,725*	*27,452,725*	*26,663,462*	*27,729,150*	*27,729,150*
24	*Encumbrances Re-appropriated (Supplemental #01-25)*						*2,633,472*
25	*Supplemental Appropriation - #2 (4-22-25)*						*619,007*
26	*Supplemental Appropriation - #4 (8-12-25)*						*846,148*
27	*Supplemental Appropriation - #5 (11-18-25)*						*903,615*
28	***Total Expenditures and Transfers Out***	**$ 35,145,720**	**$ 35,269,153**	**$ 41,299,479**	**$ 32,391,640**	**$ 31,153,697**	**$ 36,155,939**
29	*Change In Fund Balance*	(7,753,250)	(7,861,428)	(13,891,754)	(5,088,366)	(3,325,447)	(6,952,828)
30	***Ending Fund Balance***	**$ 21,602,586**	**$ 6,400,679**	**$ 7,710,832**	**$ 16,514,220**	**$ 4,531,160**	**$ 9,561,392**
	Fund Balance Detail						
31	*Non-spendable Fund Balance*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*
32	*Restricted Fund Balance - Required Per Policy*	*6,064,694*	*3,498,403*	*3,498,403*	*4,690,611*	*3,277,312*	*3,277,312*
33	*Restricted Fund Balance - Available*	*15,537,892*	*2,902,276*	*4,212,429*	*11,823,609*	*1,253,848*	*6,284,080*
34	*Committed Fund Balance*	*0*	*0*	*0*	*0*	*0*	*0*
35	*Assigned Fund Balance*	*0*	*0*	*0*	*0*	*0*	*0*
36	***Ending Fund Balance***	***$ 21,602,586***	***$ 6,400,679***	***$ 7,710,832***	***$ 16,514,220***	***$ 4,531,160***	***$ 9,561,392***

Douglas County Government
Parks and Open Space Sales and Use Tax Fund (Fund 250)
Fund Summary

		2023 Audited Actuals	2024 Adopted Budget	2024 Amended Budget	2024 Audited Actuals	2025 Adopted Budget	2025 Amended Budget
1	***Beginning Fund Balance***	**$ 33,822,255**	**$ 42,712,949**	**$ 49,512,339**	**$ 49,512,339**	**$ 45,258,195**	**$ 55,751,331**
	Revenues						
2	*Taxes*	$ 18,143,174	$ 18,365,254	$ 18,365,254	$ 18,139,467	$ 18,719,209	$ 18,719,209
3	*Intergovernmental*	0	0	381,060	6,434	0	0
4	*Charges for Services*	61,026	25,000	25,000	0	25,000	25,000
5	*Earnings on Investments*	1,985,141	400,000	400,000	3,003,252	400,000	400,000
6	*Other Revenues*	294,919	85,000	85,000	618,909	85,000	85,000
7	*Transfer In*						
8	*Parks Sales and Use Tax Fund*	5,886,614	0	0	0	0	0
9	*Debt Service*	91,815	0	0	0	0	0
10	*Total Transfers In*	*5,978,429*	*0*	*0*	*0*	*0*	*0*
11	*Supplemental Appropriation - #3 (6-24-25)*						*728,627*
12	*Supplemental Appropriation - #5 (11-18-25)*						*2,743,006*
13	***Total Revenues and Transfers In***	**$ 26,462,689**	**$ 18,875,254**	**$ 19,256,314**	**$ 21,768,061**	**$ 19,229,209**	**$ 22,700,842**
	Expenditures by Function						
14	*Personnel*	$ 982,320	$ 2,545,768	$ 2,545,768	$ 1,942,358	$ 2,380,738	$ 2,380,738
15	*Supplies*	153,828	595,330	595,330	164,221	423,330	423,330
16	*Controllable Assets*	1,166	12,000	12,000	36,168	0	0
17	*Purchased Services*	1,316,542	6,331,394	6,135,977	1,359,883	934,500	934,500
18	*Fixed Charges*	218,797	180,405	180,405	286,385	267,084	267,084
19	*Grants, Contributions, Indemnities*	0	2,810,000	8,310,000	5,500,000	0	0
20	*Intergovernmental Support*	4,105,176	3,678,050	3,678,050	4,332,072	3,748,842	3,748,842
21	*Capital Outlay*	3,707,900	365,000	3,019,225	1,483,296	0	0
22	*Vehicle Replacements*	36,875	210,000	297,681	174,687	0	0
23	*Contingency*	0	100,000	100,000	0	100,000	100,000
24	*Transfers Out:*						
25	*Rueter Hess Recreation Area*	250,000	250,000	250,000	250,000	250,000	250,000
26	*Total Transfers Out*	*250,000*	*250,000*	*250,000*	*250,000*	*250,000*	*250,000*
27	*Encumbrances Re-appropriated (Supplemental #01-25)*						*2,416,228*
28	*Supplemental Appropriation #2 (4-22-25)*						*1,976,523*
29	*Supplemental Appropriation - #3 (6-24-25)*						*718,009*
30	*Supplemental Appropriation - #4 (8-12-25)*						*300,000*
31	*Supplemental Appropriation - #5 (11-18-25)*						*14,049,009*
32	***Total Expenditures and Transfers Out***	**$ 10,772,605**	**$ 17,077,947**	**$ 25,124,436**	**$ 15,529,069**	**$ 8,104,494**	**$ 27,564,263**
33	*Change In Fund Balance*	15,690,084	1,797,307	(5,868,122)	6,238,992	11,124,715	(4,863,421)
34	***Ending Fund Balance***	**$ 49,512,339**	**$ 44,510,256**	**$ 43,644,217**	**$ 55,751,331**	**$ 56,382,910**	**$ 50,887,910**
	Fund Balance Detail						
35	*Non-spendable Fund Balance*	$ 90	$ 0	$ 0	$ 0	$ 0	$ 0
36	*Restricted Fund Balance - Required Per Policy*	*777,783*	*12,061,186*	*2,245,753*	*2,416,228*	*875,449*	*255,224*
37	*Restricted Fund Balance - Available*	*48,734,466*	*32,449,070*	*41,398,464*	*53,335,103*	*55,507,461*	*50,632,686*
38	*Committed Fund Balance*	*0*	*0*	*0*	*0*	*0*	*0*
39	*Assigned Fund Balance*	*0*	*0*	*0*	*0*	*0*	*0*
40	***Ending Fund Balance***	**$ 49,512,339**	**$ 44,510,256**	**$ 43,644,217**	**$ 55,751,331**	**$ 56,382,910**	**$ 50,887,910**

Douglas County Government
Solid Waste Disposal Fund (Fund 275)
Fund Summary

		2023 Audited Actuals	2024 Adopted Budget	2024 Amended Budget	2024 Audited Actuals	2025 Adopted Budget	2025 Amended Budget
1	***Beginning Fund Balance***	**$ 94,490**	**$ 30,670**	**$ 6,417**	**$ 6,417**	**$ 157,095**	**$ 430,842**
	Revenues						
2	*Taxes*	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
3	*Charges for Services*	47,146	60,000	60,000	76,932	65,000	65,000
4	*Intergovernmental*	0	0	0	0	0	0
5	*Earnings on Investments*	0	0	0	0	0	0
6	*Other Revenues*	0	0	0	203,466	20,000	20,000
7	*Transfers In*	0	0	275,950	275,950	0	0
8	*Supplemental Appropriation - #4 (8-12-25)*						*124,580*
9	*Supplemental Appropriation - #5 (11-18-25)*						*3,432,875*
10	***Total Revenues and Transfers In***	**$ 47,146**	**$ 60,000**	**$ 335,950**	**$ 556,348**	**$ 85,000**	**$ 3,642,455**
	Expenditures by Function						
11	*Personnel*	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
12	*Supplies*	0	0	0	0	0	0
13	*Purchased Services*	7,200	0	175,000	21,375	0	0
14	*Fixed Charges*	128,020	90,000	165,000	110,548	110,000	110,000
15	*Intergovernmental Support*	0	0	0	0	0	0
16	*Interdepartmental Charges*	0	0	0	0	0	0
17	*Capital Outlay*	0	0	0	0	0	0
18	*Contingency*	0	0	0	0	0	0
19	*Transfers Out - General Fund*	*0*	*0*	*0*	*0*	*0*	*0*
20	*Supplemental Appropriation - #4 (8-12-25)*						*124,580*
21	*Supplemental Appropriation - #5 (11-18-25)*						*3,432,875*
22	***Total Expenditures and Transfers Out***	**$ 135,220**	**$ 90,000**	**$ 340,000**	**$ 131,923**	**$ 110,000**	**$ 3,667,455**
23	*Change In Fund Balance*	(88,073)	(30,000)	(4,050)	424,425	(25,000)	(25,000)
24	***Ending Fund Balance***	**$ 6,417**	**$ 670**	**$ 2,367**	**$ 430,842**	**$ 132,095**	**$ 405,842**
	Fund Balance Detail						
25	*Non-spendable Fund Balance*	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
26	*Restricted Fund Balance*	0	0	0	0	0	0
27	*Committed Fund Balance*	0	0	0	0	0	0
28	*Assigned Fund Balance*	*6,417*	*670*	*2,367*	*430,842*	*132,095*	*405,842*
29	***Ending Fund Balance***	***$ 6,417***	***$ 670***	***$ 2,367***	***$ 430,842***	***$ 132,095***	***$ 405,842***

Douglas County Government
Rocky Mountain High Intensity Drug Trafficking Area Fund (Fund 295)
Fund Summary

		2023 Audited Actuals	2024 Adopted Budget	2024 Amended Budget	2024 Audited Actuals	2025 Adopted Budget	2025 Amended Budget
1	***Beginning Fund Balance***	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
	Revenues						
2	*Taxes*	$0	$0	$0	$0	$0	$0
3	*Intergovernmental*	2,569,137	1,208,943	4,915,870	2,361,433	1,104,204	1,104,204
4	*Charges for Services*	0	0	0	0	0	0
5	*Earnings on Investments*	0	0	0	0	0	0
6	*Miscellaneous Revenues*	0	0	0	11	0	0
7	*Other Financing Sources*	1,662,775	0	0		0	0
8	*Transfers In*	0	0	0	0	0	0
9	*Supplemental Appropriation - #3 (6-24-25)*						*2,510,868*
10	*Supplemental Appropriation - #5 (11-18-25)*						*774,511*
11	***Total Revenues and Transfers In***	**$ 4,231,912**	**$ 1,208,943**	**$ 4,915,870**	**$ 2,361,444**	**$ 1,104,204**	**$ 4,389,583**
	Expenditures by Function						
12	*Personnel*	$ 1,061,450	$ 917,977	$ 1,442,677	$ 1,227,160	$ 1,048,294	$ 1,048,294
13	*Supplies*	16,276	22,329	30,329	6,361	3,000	3,000
14	*Controllable Assets*	0	0	0	0	0	0
15	*Purchased Services*	1,043,568	172,180	1,080,622	850,988	24,260	24,260
16	*Fixed Charges*	55,214	71,557	147,740	50,702	2,250	2,250
17	*Debt Service*	171,810	0	0	141,079	0	0
18	*Grants and Contributions*	139,337	0	140,000	60,254	0	0
19	*Capital Outlay*	1,719,356	0	0	0	0	0
20	*Contingency*	0	0	2,049,602	0	1,500	1,500
21	*Transfers Out - General Fund*	24,900	24,900	24,900	24,900	24,900	24,900
22	*Supplemental Appropriation - #3 (6-24-25)*						*2,510,868*
23	*Supplemental Appropriation - #5 (11-18-25)*						*774,511*
24	***Total Expenditures and Transfers Out***	**$ 4,231,912**	**$ 1,208,943**	**$ 4,915,870**	**$ 2,361,444**	**$ 1,104,204**	**$ 4,389,583**
25	*Change In Fund Balance*	0	0	0	0	0	0
26	***Ending Fund Balance***	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
	Fund Balance Detail						
27	*Non-spendable Fund Balance*	$0	$0	$0	$0	$0	$0
28	*Restricted Fund Balance*	0	0	0	0	0	0
29	*Committed Fund Balance*	0	0	0	0	0	0
30	*Assigned Fund Balance*	0	0	0	0	0	0
31	***Ending Fund Balance***	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

This fund is used to account for the federal grant monies received and disbursements issued as approved and directed by the Rocky Mountain High Intensity Drug Trafficking Area Executive Board

Douglas County Government
American Recovery Plan Act Fund (Fund 296)
Fund Summary

		2023 Audited Actuals	2024 Adopted Budget	2024 Amended Budget	2024 Audited Actuals	2025 Adopted Budget	2025 Amended Budget
1	***Beginning Fund Balance***	**$ 1,067,968**	**$ 0**	**$ 3,726,030**	**$ 3,726,030**	**$ 4,322,680**	**$ 8,063,689**
	Revenues						
2	*Taxes*	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
3	*Intergovernmental*	8,808,052	0	45,302,400	8,049,420	0	0
4	*Earnings on Investments*	2,979,501	0	1,810,045	2,638,693	0	0
5	*Miscellaneous Revenues*	0	0	0	0	0	0
6	*Other Financing Sources*	0	0	0	3,882,726	0	0
7	*Supplemental Appropriation - #3 (6-24-25)*						*41,963,026*
8	*Supplemental Appropriation - #4 (8-12-25)*						*330,000*
9	*Supplemental Appropriation - #5 (11-18-25)*						*500,000*
10	***Total Revenues and Transfers In***	**$ 11,787,553**	**$ 0**	**$ 47,112,445**	**$ 14,570,839**	**$ 0**	**$ 42,793,026**
	Expenditures by Function						
11	*Personnel*	$ 1,178,297	$ 0	$ 1,082,742	$ 1,459,064	$ 0	$ 0
12	*Supplies*	2,451	0	150	5,488	0	0
13	*Controllable Assets*	1,599	0	0	0	0	0
14	*Purchased Services*	1,998,009	0	7,738,401	1,091,468	0	0
15	*Fixed Charges*	0	0	0	0	0	0
16	*Grants and Contributions*	1,536,788	0	41,453,576	5,926,662	0	0
17	*Intergovernmental Support Svcs.*	0	0	326,963	0	0	0
18	*Capital Outlay*	4,412,346	0	236,644	1,750,498	0	0
19	*Contingency*	0	0	0	0	0	0
20	*Transfers Out*	*0*	*0*	*0*	*0*	0	0
21	*Encumbrances Re-appropriated (Supplemental #01-25)*						*2,401,507*
22	*Supplemental Appropriation - #3 (6-24-25)*						*47,625,208*
23	*Supplemental Appropriation - #4 (8-12-25)*						*330,000*
24	*Supplemental Appropriation - #5 (11-18-25)*						*500,000*
25	***Total Expenditures and Transfers Out***	**$ 9,129,491**	**$ 0**	**$ 50,838,476**	**$ 10,233,180**	**$ 0**	**$ 50,856,715**
26	*Change In Fund Balance*	*2,658,062*	*0*	*(3,726,031)*	*4,337,659*	*0*	*(8,063,689)*
27	***Ending Fund Balance***	**$ 3,726,030**	**$ 0**	**$ 0**	**$ 8,063,689**	**$ 4,322,680**	**$0**
	Fund Balance Detail						
28	*Nonspendable Fund Balance*	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
29	*Restricted Fund Balance*	*0*	*0*	*0*	*0*	*0*	*0*
30	*Committed Fund Balance*	*3,726,030*	*0*	*0*	*8,063,689*	*4,322,680*	*0*
31	*Assigned Fund Balance*	*0*	*0*	*0*	*0*	*0*	*0*
32	***Ending Fund Balance***	***$ 3,726,030***	**$ 0**	**$ 0**	**$ 8,063,689**	**$ 4,322,680**	**$0**

Douglas County Government
Property Tax Relief Fund (Fund 297)
Fund Summary

		2024 Audited Actuals	2025 Adopted Budget	2025 Amended Budget
1	***Beginning Fund Balance***	**$ 0**	**$ 0**	**$ 48,609**
	Revenues			
2	*Taxes*	$ 38,703,043	$ 0	$ 0
3	*Earnings on Investments*	535,531	0	0
4	***Total Revenues and Transfers In***	**$ 39,238,574**	$ 0	$ 0
	Expenditures by Function			
5	*Supplies*	$ 0	$ 0	$ 0
6	*Controllable Assets*	0	0	0
7	*Purchased Services*	166,314	0	0
8	*Fixed Charges*	39,023,651	0	0
9	*Grants, Contributions, Indemnities*	0	0	0
10	*Supplemental Appropriation - #5 (11-18-25)*			48,609
11	***Total Expenditures and Transfers Out***	**$ 39,189,965**	$ 0	**$ 48,609**
12	*Change In Fund Balance*	48,609	0	(48,609)
13	***Ending Fund Balance***	**$ 48,609**	**$ 0**	**$ 0**
	Fund Balance Detail			
14	*Non-spendable Fund Balance*	*$ 0*	*$ 0*	*$ 0*
15	*Restricted Fund Balance*	*0*	*0*	*0*
16	*Committed Fund Balance*	*0*	*0*	*0*
17	*Assigned Fund Balance - Required Per Policy*	*0*	*0*	*0*
18	*Assigned Fund Balance - Available*	*48,609*	*0*	*0*
19	***Ending Fund Balance***	**$ 48,609**	**$ 0**	**$ 0**

Douglas County Government
Capital Expenditures Fund (Fund 330)
Fund Summary

		2023 Audited Actuals	2024 Adopted Budget	2024 Amended Budget	2024 Audited Actuals	2025 Adopted Budget	2025 Amended Budget
1	***Beginning Fund Balance***	**$ 5,372,188**	**$ 3,464,000**	**$ 3,904,485**	**$ 3,904,484**	**$ 2,548,556**	**$ 2,837,049**
	Revenues						
2	*Taxes*	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
3	*Other Revenues*	43,212	0	0	26,350	0	0
	Transfers In:						
4	From General Fund	552,162	0	88,000	88,000	0	0
5	*Total Transfers In*	552,162	0	88,000	88,000	0	0
6	*Supplemental Appropriation - #2 (4-22-25)*						*3,300,000*
7	*Supplemental Appropriation - #3 (6-24-25)*						*135,000*
8	***Total Revenues and Transfers In***	**$ 595,374**	**$ 0**	**$ 88,000**	**$ 114,350**	**$ 0**	**$ 3,435,000**
	Expenditures by Function						
9	*Supplies and Purchased Services*	$267,395	$0	$177,458	$185,691	$0	$0
10	*Controllable Assets*	154,729	367,700	208,198	96,492	421,050	421,050
11	*Building Materials*	0	0	0	282	0	0
12	*Fixed Charges*	370	0	0	0	0	0
13	*Capital Improvements*						
14	Other General Governmental Buildings	391,461	403,000	399,142	379,698	159,900	159,900
15	Fairgrounds Improvements	106,300	68,500	69,625	64,324	197,500	197,500
16	Health & Human Services - Improvements	124,811	0	45,000	44,835	0	0
17	Public Works Facilities - Improvements	134,640	129,000	193,507	189,508	130,000	130,000
18	Miller Building	132,115	0	38,810	38,809	105,000	105,000
20	Park Meadows Ctr. - Improvements	73,000	20,000	19,310	19,310	0	0
21	Wilcox Building - Improvements	130,669	45,000	119,879	129,566	20,000	20,000
22	Historic Preservation Property	456,445	0	0	0	0	0
23	Wilcox Basement Training	91,142	0	0	0	0	0
24	Moore Road Facility	0	0	73,000	33,271	0	0
25	District 8 Capital Improvement	0	620,000	540,000	0	0	0
26	*Total Capital Improvements*	1,640,583	1,285,500	1,498,273	899,320	612,400	612,400
27	*Encumbrances Re-appropriated (Supplemental #01-25)*						*98,307*
28	*Supplemental Appropriation - #2 (4-22-25)*						*2,000,000*
29	*Supplemental Appropriation - #3 (6-24-25)*						*135,000*
30	*Supplemental Appropriation - #5 (11-18-25)*						*200,000*
31	***Total Expenditures and Transfers Out***	**$ 2,063,077**	**$ 1,653,200**	**$ 1,883,929**	**$ 1,181,785**	**$ 1,033,450**	**$ 3,466,757**
32	*Change in Fund Balance*	(1,467,703)	(1,653,200)	(1,795,929)	(1,067,435)	(1,033,450)	(31,757)
33	**Ending Fund Balance**	**$ 3,904,485**	**$ 1,810,800**	**$ 2,108,556**	**$ 2,837,049**	**$ 1,515,106**	**$ 2,805,292**
	Fund Balance Detail						
34	*Non-spendable Fund Balance*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*
35	*Restricted Fund Balance*	*0*	*0*	*0*	*0*	*0*	*0*
36	*Committed Fund Balance*	*0*	*0*	*0*	*0*	*0*	*0*
37	*Assigned Fund Balance - Required Per Policy*	*50,000*	*50,000*	*50,000*	*50,000*	*50,000*	*50,000*
38	*Assigned Fund Balance - Road & Bridge*	*1,800,000*	*1,380,000*	*1,380,000*	*1,280,000*	*1,465,106*	*2,655,000*
39	*Assigned Fund Balance - Available*	*2,054,485*	*380,800*	*678,556*	*1,507,049*	*0*	*100,292*
40	***Ending Fund Balance***	**$ 3,904,485**	**$ 1,810,800**	**$ 2,108,556**	**$ 2,837,049**	**$ 1,515,106**	**$ 2,805,292**

Douglas County Government
Employee Benefits Fund (Fund 620)
Fund Summary

		2023 Audited Actuals	2024 Adopted Budget	2024 Amended Budget	2024 Audited Actuals	2025 Adopted Budget	2025 Amended Budget
1	***Beginning Fund Balance***	**$ 6,094,560**	**$ 3,218,173**	**$ 4,226,398**	**$ 4,226,398**	**$ 5,357,162**	**$ 5,404,898**
	Revenues						
2	*Taxes*	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
3	*Intergovernmental*	0	0	0	0	0	0
4	*Charges for Services*	2,825,327	2,716,500	2,716,500	3,043,142	2,569,900	2,569,900
5	*Fines and Forfeits*	0	0	0	0	0	0
6	*Earnings on Investments*	0	0	0	0	0	0
7	*Other Revenues*	123,613	0	0	149,292	0	0
8	*Transfers In*	0	0	0	0	0	0
9	***Total Revenues and Transfers In***	**$ 2,948,939**	**$ 2,716,500**	**$ 2,716,500**	**$ 3,192,434**	**$ 2,569,900**	**$ 2,569,900**
	Expenditures by Function						
10	*Personnel*	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
11	*Supplies*	0	0	0	0	0	0
12	*Purchased Services*	42,591	200,000	200,000	0	100,000	100,000
13	*Fixed Charges*	276,163	691,500	691,500	338,055	439,900	439,900
14	*Awards and Indemnities*	1,498,347	1,650,000	1,650,000	1,675,879	1,855,000	1,855,000
15	*Intergovernmental Support*	0	0	0	0	0	0
16	*Interdepartmental Charges*	0	0	0	0	0	0
17	*Major Maintenance and Repair*	0	0	0	0	0	0
18	*Contingency*	0	175,000	175,000	0	175,000	175,000
19	*Transfers Out*	3,000,000	0	0	0	2,000,000	2,000,000
20	*Supplemental Appropriation - #5 (11-18-25)*						*1,000,000*
21	***Total Expenditures and Transfers Out***	**$ 4,817,101**	**$ 2,716,500**	**$ 2,716,500**	**$ 2,013,934**	**$ 4,569,900**	**$ 5,569,900**
22	*Change In Fund Balance*	(1,868,162)	0	0	1,178,500	(2,000,000)	(3,000,000)
23	***Ending Fund Balance***	**$ 4,226,398**	**$ 3,218,173**	**$ 4,226,398**	**$ 5,404,898**	**$ 3,357,162**	**$ 2,404,898**
	Fund Balance Detail						
24	*Non-spendable Fund Balance*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*
25	*Restricted Fund Balance*	0	0	0	0	0	0
26	*Committed Fund Balance*	0	0	0	0	0	0
27	*Assigned Fund Balance - Required Per Policy*	250,000	250,000	250,000	250,000	250,000	250,000
28	*Assigned Fund Balance - Available*	*3,976,398*	*2,968,173*	*3,976,398*	*5,154,898*	*3,107,162*	*2,154,898*
29	***Ending Fund Balance***	***$ 4,226,398***	***$ 3,218,173***	***$ 4,226,398***	***$ 5,404,898***	***$ 3,357,162***	***$ 2,404,898***

Douglas County Government
Liability and Property Insurance Fund (Fund 630)
Fund Summary

		2023 Audited Actuals	2024 Adopted Budget	2024 Amended Budget	2024 Audited Actuals	2025 Adopted Budget	2025 Amended Budget
1	***Beginning Fund Balance***	**$ 3,152,350**	**$ 509,526**	**$ 1,624,344**	**$ 1,624,344**	**$ 1,516,937**	**$ 1,056,998**
	Revenues						
2	*Taxes*	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
3	*Intergovernmental*	0	0	0	0	0	0
4	*Charges for Services*	2,878,250	3,503,400	3,503,400	3,503,400	4,005,700	4,005,700
5	*Fines and Forfeits*	4,202	5,000	5,000	7,135	5,000	5,000
6	*Earnings on Investments*	0	0	0	0	0	0
7	*Other Revenues*	46,997	25,000	495,000	535,074	46,990	46,990
8	*Transfers In*	0	0	0	0	0	0
9	***Total Revenues and Transfers In***	**$ 2,929,449**	**$ 3,533,400**	**$ 4,003,400**	**$ 4,045,609**	**$ 4,057,690**	**$ 4,057,690**
	Expenditures by Function						
10	*Personnel*	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
11	*Supplies*	0	0	0	0	0	0
12	*Purchased Services*	21,175	80,000	80,000	1,504	80,000	80,000
13	*Fixed Charges*	1,719,218	2,153,400	2,153,400	2,018,068	2,377,690	2,377,690
14	*Grants,Contribution,Indemnities*	1,858,524	1,200,000	1,817,680	2,593,383	1,500,000	1,500,000
15	*Interdepartmental Charges*	0	0	0	0	0	0
16	*Contingency*	0	100,000	100,000	0	100,000	100,000
17	*Transfers Out*	858,537	0	0	0	0	0
18	*Encumbrances Re-appropriated (Supplemental #01-25)*						*23,606*
19	*Supplemental Appropriation - #5 (11-18-25)*						300,000
20	***Total Expenditures and Transfers Out***	**$ 4,457,454**	**$ 3,533,400**	**$ 4,151,080**	**$ 4,612,955**	**$ 4,057,690**	**$ 4,381,296**
21	*Change In Fund Balance*	(1,528,006)	0	(147,680)	(567,347)	0	(323,606)
22	***Ending Fund Balance***	**$ 1,624,344**	**$ 509,526**	**$ 1,476,664**	**$ 1,056,998**	**$ 1,516,937**	**$ 733,392**
	Fund Balance Detail						
23	*Non-spendable Fund Balance*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*
24	*Restricted Fund Balance*	*0*	*0*	*0*	*0*	*0*	*0*
25	*Committed Fund Balance*	*0*	*0*	*0*	*0*	*0*	*0*
26	*Assigned Fund Balance - Per Policy*	*250,000*	*250,000*	*250,000*	*250,000*	*250,000*	*250,000*
27	*Assigned Fund Balance - Available*	*1,374,344*	*259,526*	*1,226,664*	*806,998*	*1,266,937*	*483,392*
28	**Ending Fund Balance**	**$ 1,624,344**	**$ 509,526**	**$ 1,476,664**	**$ 1,056,998**	**$ 1,516,937**	**$ 733,392**

Douglas County Government
Medical Self-Insurance Fund (Fund 640)
Fund Summary

		2023 Audited Actuals	2024 Adopted Budget	2024 Amended Budget	2024 Audited Actuals	2025 Adopted Budget	2025 Amended Budget
1	***Beginning Fund Balance***	**$2,398,398**	**$2,398,398**	**$2,663,137**	**$2,663,137**	**$1,937,571**	**$2,620,686**
	Revenues						
2	*Taxes*	$0	$0	$0	$0	$0	$0
3	*Intergovernmental*	0	0	0	0	0	0
4	*Charges for Services*	23,098,457	25,091,000	25,091,000	25,471,382	29,839,900	29,839,900
5	*Fines and Forfeits*	1,306,957	2,526,000	2,526,000	1,537,708	2,755,040	2,755,040
6	*Earnings on Investments*	0	0	0	0	0	0
7	*Other Revenues*	0	0	0	0	0	0
8	*Transfers In*	3,000,000	0	2,500,000	2,500,000	2,000,000	2,000,000
9	*Supplemental Appropriation - #5 (11-18-25)*						*1,000,000*
10	***Total Revenues and Transfers In***	**$27,405,413**	**$27,617,000**	**$30,117,000**	**$29,509,090**	**$34,594,940**	**$35,594,940**
	Expenditures by Function						
11	*Personnel*	$0	$0	$0	$0	$0	$0
12	*Supplies*	0	0	0	0	0	0
13	*Purchased Services*	878,143	940,638	940,638	1,041,233	1,226,400	1,226,400
14	*Fixed Charges*	1,627,495	1,791,075	1,791,075	1,716,197	1,778,500	1,778,500
15	*Awards and Indemnities*	24,635,036	24,885,287	27,385,287	26,794,110	29,590,040	29,590,040
16	*Intergovernmental Support*	0	0	0	0	0	0
17	*Interdepartmental Charges*	0	0	0	0	0	0
18	*Major Maintenance and Repair*	0	0	0	0	0	0
19	*Contingency*	0	0	0	0	0	0
20	*Transfers Out*	0	0	0	0	2,000,000	2,000,000
21	*Supplemental Appropriation - #5 (11-18-25)*						*1,000,000*
22	***Total Expenditures and Transfers Out***	**$27,140,674**	**$27,617,000**	**$30,117,000**	**$29,551,541**	**$34,594,940**	**$35,594,940**
23	*Change In Fund Balance*	264,739	0	0	(42,451)	0	0
24	***Ending Fund Balance***	**$2,663,137**	**$2,398,398**	**$2,663,137**	**$2,620,686**	**$1,937,571**	**$2,620,686**
	Fund Balance Detail						
25	*Non-spendable Fund Balance*	$0	$0	$0	$0	$0	$0
26	*Restricted Fund Balance*	*0*	*0*	*0*	*0*	*0*	*0*
27	*Committed Fund Balance*	*0*	*0*	*0*	*0*	*0*	*0*
28	*Assigned Fund Balance - Per Policy*	*1,231,752*	*1,244,264*	*1,369,264*	*1,339,706*	*1,479,502*	*1,529,502*
29	*Assigned Fund Balance - Available*	*1,431,385*	*1,154,134*	*1,293,873*	*1,280,980*	*458,069*	*1,091,184*
30	**Ending Fund Balance**	**$ 2,663,137**	**$ 2,398,398**	**$ 2,663,137**	**$ 2,620,686**	**$ 1,937,571**	**$ 2,620,686**